

This document summarizes the Oella HOA the parking policies for the community.

## **Parking Rules & Regulations**

### **From the 1984 Declaration:**

4.8.1. no (a) house trailer, trailer, tractor trailer or other truck (other than a van or "pick-up" truck) or any similar item, boat, boat trailer, camper, recreation bus or (b) (unless current and valid license plates are affixed thereto) automobile, van or "pick-up" truck shall be temporarily or permanently stored or parked in the open on any Lot or on any street or parking area.

### **From the 1988 Declaration:**

Section 3 of Article VIII. ...No major repairs to motor vehicles shall be made on any Lot and no Lot shall be used for the storage of inoperable or abandoned motor vehicles.

and Exhibit C...

11. Unless otherwise authorized by the Board of Directors, no parking areas in the Common Areas may be used for any purpose other than parking automobiles. All vehicles must have current license plates and be in operating condition.

12. All Owners shall observe and abide by all parking and traffic regulations posted by the Association or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the vehicle owner's sole risk and expense.

13. No unused vehicles or other items may be stored in the parking lots without permission from the board. The HOA and its agents without notification may remove any items or unused vehicles. Owners of said items will be responsible for the costs incurred with removal. Permitted items are stored at the sole risk of the owner. The HOA assumes no responsibility for theft or damage to items stored in parking lots with permission.

**2001 board resolution:** The HOA Board of Directors (the "Board"), in its sole and absolute discretion, shall proscribe rules and regulations that are necessary to control each household's use of the parking lots owned by the HOA. The Board shall provide each member of the Association with written notice ten (10) days prior to the effective date of any rule or regulation adopted by the Board pursuant to this Parking regulation.

**2000 board resolution:** Each household in the Oella Homeowners Association will be allowed to park up to two (2) vehicles in any HOA-owned lot. Any household that exceeds this limit will have the excess vehicles removed by the HOA at the owner's expense.

## **Parking Tag Procedures**

Parking tags have been issued for HOA-owned lots at Long Brick Row, Short Brick Row, Pleasant Hill, Stone Row, and Spring Street. If you live on a private road, have a garage, or have a private parking area, you will not be issued parking tags. **Parking tags or yearly decals will not be administered if your dues are in arrears.** If you are unable to pay your account in full, contact American Community Management immediately to arrange an alternative payment plan. Failure to comply may result in towing.

Hanging parking tags must be displayed on the rear-view mirror of all enclosed vehicles parked in HOA common lots. Residents with motorcycles should display decals (please contact the HOA if you need one). Each house is assigned two permanent tags and one guest pass (for use by non-residents). All owners and guests must abide by the HOA parking rules at all times.

Owners will receive annual decals (like “2009”) to place on the tags. These decals will not be given out if an owner’s HOA dues account is delinquent. Cars displaying out-of-date decals will be towed after a warning and a grace period of 30 days to bring the account up to date, including late fees. All expenses incurred as a result of towing are the responsibility of the vehicle owner and must be settled with the towing company.

Guest passes are temporary and may not be used to permanently park a vehicle. Should you require more than one guest pass, please request to borrow one from neighbors. This policy is to ensure that our residents have enough space to park their own vehicles, as lots are not large enough to accommodate large numbers of guests.

Please do not discard your passes if you move to a new address. Passes should be turned over to the new owners. Owners will be charged a fee (\$125) for replacement of lost tags. Owners of rentals are responsible their tenants’ parking passes.

Serious or repeated violations of parking tag usage will result in fines, towing, revocation of parking privileges, or temporary loss of member voting privileges to the extent permitted by the Covenants, Conditions, & Restrictions.

## **Assigned (numbered) spaces**

Some parking spaces are numbered and assigned to particular addresses. Only residents or guests of the assigned addresses are permitted to park in those spaces. Each lot is also equipped with un-numbered spaces that are open to all residents and guests with valid parking tags.

**Note: as stated in the August 2008 minutes, Pleasant Hill residents voted 14-2 NOT to use assigned spaces.**

## **Towing**

To be neighborly, before requesting towing, please contact your neighbors to see if the owner of the violator may be located and asked to move.

Violations / complaints should be reported to the community manager, Ruthann Shae, of American Community Management. County law requires the towing company to allow only authorized individuals to have a vehicle towed. Towing may occur if a vehicle is in violation of any of the above-mentioned parking regulations. The HOA assumes no responsibility for any damage to or theft of towed vehicles.