

HARBOR OAKS CONDOMINIUM RULES REGARDING VEHICLES

The Board of Directors of Harbor Oaks Condominiums Association (the Association") adopts these rules on the 18th day of June 2019, **effective August 2, 2019.**

BACKGROUND

A. The Association is responsible for governance, maintenance and administration of Harbor Oaks Condominium (the "Condominium").

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Articles of Incorporation for the Association, the Amended and Restated Master Deed and the Condominium Bylaws (collectively, the "Condominium Documents").

C. The Michigan Condominium Act and the Condominium Documents (see Article VI, Section 11 and Article VI, Section 8 of the Condominium Bylaws) authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.

D. The Association's Board of Directors desires and intends to adopt reasonable rules governing vehicles within the Condominium.

The Association's Board of Directors adopts the following rules and regulations for the Condominium (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors and assigns, and which supersede any previously adopted rules on the same subject matter:

1. No commercial vehicles (except while making deliveries or pickups in the normal course of business) shall be parked or stored in the Condominium, unless parked in the garage associated with the Unit. For purposes of this Rule, a commercial vehicle shall be defined as:

Commercial vehicles shall include vehicles or trucks with a curb weight of more than 12,000 pounds, overall length in excess of 21 feet, or with more than two axles, vehicles with commercial license plates, vehicles with any commercial markings or advertising appearing on the exterior, vehicles not designed or intended for personal transportation, or any vehicle either modified or equipped with attachments, equipment or implements of a commercial trade, including, but not limited to, ladder or material racks, snow blades, tanks, spreaders, storage bins or containers, vises, commercial towing equipment or similar items. For purposes of this Rule, passenger vans, SUVs and pickup trucks, used for primary transportation and not for commercial purposes shall not be considered commercial vehicles provided they do not meet the definition of a commercial vehicle contained in this paragraph. Any vehicle with magnetic commercial markings or advertising appearing on the exterior of the vehicle must remove those magnets when parking or storing the vehicle in the Condominium. The Association shall not be responsible for any damages, costs, or other liability arising from any failure to approve the parking of such vehicles or to designate an area for parking such vehicles.

2. Subject to Section 252k of the Michigan Vehicle Code (MCL §257.252k), the Association may cause vehicles parked or stored in violation of this Rule, or of any applicable provisions of the Condominium Documents, to be stickered and towed from the Condominium, and the cost of such removal may be assessed to, and collected from, the Co-owner of the Unit responsible for the presence of the vehicle in the manner provided in Article II of the Condominium Bylaws. In such cases, the Co-owner shall be responsible for costs incurred in having a towing company respond, even if the vehicle is moved and properly parked before the towing contractor arrives at the Condominium. The Association may also levy fines for violations of this Rule.

3. This Rule shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

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Respectfully submitted,
Board of Directors
Harbor Oaks Condominiums Association