

OAKHURST OWNER'S ASSOCIATION

PARKING RESOLUTION

WHEREAS, Article I, Section 4(a) of the Bylaws ("Bylaws") of the Oakhurst Owners' Association (the "Association") grants to the Board of Directors of the Association "all powers and duties necessary for the administration of the affairs of the Association" including, but not limited to those required for the "management and administration of the affairs and maintenance of the Condominium Project and the Common Elements."

WHEREAS, Article VII, Section 2(a) of the Bylaws provides, in part, that:

"Vehicles shall be parked only in garages or driveways, if any, serving the Units, or in appropriate spaces or designated areas in which parking may or may not be assigned, and then subject to such reasonable Rules and Regulations as the Board, or any Neighborhood having concurrent jurisdiction over parking areas within such Neighborhood, may adopt. Each Unit shall have off-street parking for two (2) vehicles in addition to any garage."

WHEREAS, Article VII, Section 2(a) further states, in part, that:

"The Developer and/or Association may designate certain on-street parking areas for visitors or guests, subject to reasonable rules."

WHEREAS, the second to last sentence of Article VII, Section 2(a) provides:

"In addition, pursuant to the Concept Development Plan and Permit Conditions, parking is prohibited on Community Drive and permitted on only one side of other roads within the Project."

WHEREAS, the provisions of Article VII, Section 2(a) are inconsistent in that they prohibit on-street parking, but also provide for it in certain circumstances.

WHEREAS, for the benefit of the Association and of the individual Members, in order to clarify the provisions of Article VII, Section 2(a), the Board deems it necessary to establish and operate a procedure to enforce parking within the Condominium Project.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of the Association, for and on behalf of the Association, hereby adopts the following rules and regulations for the Condominium Project (hereinafter referred to as "Rules"), which shall be binding on all Members and their Grantees who currently or in the future may possess an interest in the Condominium Project, as well as their successors, heirs and assigns and their lessees, tenants, occupants, visitors, guests, invitees and which shall supercede any previously adopted rules on the same subject matter.

1. Except as otherwise provided herein:
 - (a) All residents must park their vehicles in their garage or driveway.
 - (b) No automobiles or other vehicles shall be parked overnight on any street, roadway or Common Element.
 - (c) No commercial vehicles may be parked overnight on any driveway, street, roadway or Common Element.
 - (d) No recreational vehicles may be parked overnight on any driveway, street, roadway or Common Element.
 - (e) No commercial equipment of any nature may be parked overnight on any driveway, street, roadway or Common Element.
 - (f) No watercraft or watercraft trailers of any kind may be parked overnight on a driveway, street, roadway or Common Element.
 - (g) No trailers of any kind may be parked overnight on a driveway, street, roadway or Common Element.
 - (h) No golf carts may be parked overnight in any driveway, street, roadway or Common Element.
 - (i) No vehicle may be parked on any street or roadway in a manner which will affect the flow of traffic or block other vehicles from utilizing the street or roadway.
2. A guest of any resident may park one vehicle on a street or roadway for no more than forty eight (48) hours, provided said parking is otherwise in compliance with this Resolution.
3. If a resident's driveway is being maintained, repaired or replaced and the resident is unable to park on it, the resident may park on a street or roadway for up to seventy two (72) hours.
4. In order to allow room for fire trucks and emergency vehicles to have access to the Condominium Project, there is to be no parking opposite another vehicle at any time.
5. During any snow event, all vehicles must be parked in a garage or driveway in order to allow snow plow trucks to have access to clear snow.
6. Any resident may apply to the Board of Directors for approval to park in a manner

which would otherwise violate these Resolutions. The Board of Directors shall have sole discretion to approve or deny any such request.

7. Failure to adhere to the terms of this Resolution will be a violation of the Bylaws of the Association. The Board of Directors shall assess fines for all violations. The fines shall be as follows:

1 st Violation	Warning letter - No Fine
2 nd Violation	\$ 50.00 fine
3 rd Violation	\$100.00 fine
4 th and Subsequent violations	\$200.00 fine

THEREFORE, be it declared that this Resolution was duly adopted and approved by the Board of Directors of the Oakhurst Owners Association on the 18th day of October, 2016.

WITNESS:

Authentisign
Justin R Harrell
 10/18/2016 1:49:11 PM EST
 JUSTIN R. HARRELL,
 Secretary of the Association

SIGNED:

Authentisign
John A Lieblang
 10/18/2016 1:10:29 AM EST
 JOHN A. LIEBLANG,
 President of the Association