

HIGH POINTE RIDGE ASSOCIATION PARKING RULES & REGULATIONS

The Board of Directors at High Pointe Ridge Association adopts the following Parking Rules and Regulations for all Co-owners at High Pointe Ridge Association in accordance with Article VI, Section 9, of the High Pointe Ridge Master Deed and Bylaws which states:

“It is intended that the Board of Directors of the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Co-owners in the Condominium. Reasonable regulations consist with the Act, the Master Deed and these Bylaws concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors of the Association, including the first Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such rules, regulations and amendments thereto shall be furnished to all Co-owners.”

These regulations are to be effective and enforced beginning August 1, 2000, and thereafter.

1. All Co-owners (including any non-owners that reside in any unit) of the Association are required to register any and all vehicles that they own and park on the High Pointe Ridge Association premises by completed the “High Pointe Ridge Association Co-owner information form”. This form must be updated with The Highlander Group any time a change in information occurs. If vehicles are not registered with the Association they will be fined accordingly. Fining will comply with the fine assessment indicated below. *Condominium Bylaws: Article VI, Section 7C*
2. Every Co-owner is entitled to only two (2) vehicles per unit and two (2) parking spaces per unit: one inside the Co-owners garage and one on the driveway appurtenant to the Co-owner’s unit (behind the garage). It is the responsibility of the Co-owner to assure that his or her garage is available for parking of the Co-owners vehicle. The fact that the garage is used for storage shall **not** entitle a Co-owner to park a vehicle on the General Common Elements or to appropriate unassigned parking spaces. *Condominium Bylaws: Article VI, Sections 7A & 7K*
3. Visitor parking is designated and limited to only visitor parking for a time period of less than 48 hours. Any time longer than 48 hours must have prior written Board approval. Co-owners will be held responsible for any damages and violations caused by the visitors at their units. Co-owners are **not** permitted to park their vehicles in any area designated as Visitor Parking at any time. Please refer to the Parking Rules & Regulations map for designated Visitor Parking locations.
4. Any vehicle that is improperly parked, to obstruct other vehicles (i.e. outside of the authorized parking area for owners, entrances to cul-de-sacs, “No Parking” fire lanes, etc.) is subject to being tagged and towed by the Association or local authorities at the Co-owners expense.
5. No vehicles may be parked, stored, or maintained on any lawn areas within the Condominium Premises. Any damage to the Condominium premises or project caused by violations of these vehicle restrictions are the responsibility of the Co-owner who owns the vehicle or the Co-owner of the unit which the operator/owner of the vehicle is visiting. All damages will be repaired by the Association and assessed to the Co-owners account. *Condominium Bylaws: Article VI, Sections 7F & 7G*
6. No vehicle repair, non-emergency maintenance or similar repairs are allowed on the common elements, except within the garages of the units. *Condominium Bylaws: Article VI, Section 7D*
7. Any unlicensed or non-operative vehicle parked on or within the Condominium Premises for more than 48 hours will be deemed abandoned and subject to removal at the expense of the Co-owner. *Condominium Bylaws: Article VI, Section 7B*

8. Washing or polishing of vehicles may only be undertaken in the garage or on the driveway appurtenant to the Co-owners unit. Condominium Bylaws: Article VI, Section 7E
9. Unless the Co-owner has prior written Board approval, no house trailers, commercial vehicles, boat trailers, boats, camping vehicles, all terrain vehicles, snowmobiles, snowmobile trailers or commercial vehicles, other than automobiles or vehicles used primarily for general personal transportation purposes may be parked or stored upon the Condominium Premises except if stored in the garage appurtenant to a Co-owners unit. The only exception allowed without written Board approval, is if services or repairs are being rendered to a building or Co-owners unit. Condominium Bylaws: Article VI, Section 7H
10. The violation by any Co-owner, occupant or guest of any of the provisions of the Condominium Documents including any duly adopted rules and regulations shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines against the involved Co-owner. Such Co-owner shall be deemed responsible for such violations whether they occur as a result of the Co-owners personal actions or the actions of the Co-owners family, guests, tenants or any other person admitted through such Co-owner of the Condominium Premises. Condominium Bylaws: Article XX, Section 1
11. If a complaint filed by a Co-owner against another Co-owner, it must be submitted in writing to "The Highlander Group" and must include the date and time of the violation, the license plate number and description of the vehicle and must be signed by the reporting Co-owner. Please note that the complaints will be kept confidential unless legal suit is brought against the Association.

ASSESSMENT OF FINES

1. FIRST VIOLATION. Written notice. No fine levied.
2. SECOND VIOLATION. Twenty-five dollar (\$25.00) fine.
3. THIRD VIOLATION. Fifty dollar (\$50.00) fine.
4. FOURTH VIOLATION AND SUBSEQUENT VIOLATIONS. One hundred dollar (\$100.00) fine.

Every Co-owner found in violation has the right to a hearing and opportunity to defend per Article XX, Section 2 B & D. Please refer to the High Pointe Ridge Master Deed and Bylaws Article XX, for the complete Procedure and Collection policies.

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WALDON ROAD



DESIGNATED
VISITOR
PARKING
ONLY

