

RESOLUTION ON PARKING PROCEDURES

Policy Resolution 002-2018 of Kingswood Place Condominium Association located in Southfield, Michigan. A resolution pertaining to the procedure for the collection of delinquent assessments.

WHEREAS; THE Condominium Association, through its duly elected Board of Directors, has a responsibility for establishing specific parking procedures for co-owners and residents.

WHEREAS; the following parking procedures are established by the Board of Directors.

1. Each unit is assigned two (2) parking spaces that are limited in use to the Co-owner of the Condominium Unit to which they are assigned. Resident parking is only allowed in designated parking spaces in front of the buildings.
2. Co-owners are not permitted to park in the clubhouse parking lot unless they are hosting or attending a clubhouse event or using the pool in the summer months. Clubhouse parking is reserved for the clubhouse & pool only and is not an overflow lot for co-owners with more than two cars.
3. No recreational vehicles of any kind, such as pickup campers, house trailers, boat trailers, watercraft, boats, motor homes, camping vehicles/trailers, snowmobiles, snowmobile trailers, trailers of any other kind, aircraft, off-the-road vehicles, all-terrain vehicles, may be parked or stored upon the premises of the Condominium, without prior written consent of the Association.
4. No commercial vehicles or trucks shall be parked in or about the Condominium unless while making deliveries or pickups in the normal course of business. No commercial vehicles or vehicles other than automobiles, motorcycles and non-commercial pick-up trucks, SUV's and passenger vans, used as an occupant's primary means of transportation, and not for any commercial purposes, (except as above provided), may be parked or stored upon the premises of the Condominium.
5. No Co-owner shall use or permit the use by an occupant, agent, employee, invitee, guest or member of his/her family of any casual, personal, motorized transportation or entertainment anywhere within the project, including, but not limited to, motorized scooters, mo-peds, go-carts, dirt bikes and the like.
6. Storage of vehicles upon the Common Elements is not permitted. Automobiles and Motorcycles will be deemed stored if they are inoperable, have expired license plates or remain immobile in the complex, for more than 30 consecutive days.
7. No parking of any vehicles whatsoever shall be allowed in designated fire lanes.

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8. Parking around the main circle known as Kingsgate Circle, the inner rim, around the edges of the streets where they meet with the inner or outer rim streets and behind cars that are in front of units, is prohibited.

9. Parking in any undesignated parking space is prohibited.

10. Each Condominium Unit shall receive two (2) numbered vehicle parking stickers which shall be placed in the back window of your vehicle in clear view. If your vehicle windows are tinted, you may place the sticker in the upper left corner of the front windshield. Failure to display the parking stickers in the front or back window of your vehicle(s), will result in violations and possible fines.

11. If you require more than 2 stickers for your vehicles, there will be a \$10 fee for each additional sticker. If parking stickers are lost or need to be replaced due to damage by the co-owner, a \$10.00 fee will be required for replacement. Every vehicle that belongs to a unit in Kingswood Place must display an assigned parking sticker.

12. Upon sale of a unit in Kingswood Place, new parking stickers will be issued to the new co-owner at no charge. Landlords must pay for replacement parking stickers for new tenants.

13. The Association may cause vehicles parked or stored in violation of this resolution, or of any applicable rules and regulations of the Association, to be stickered and/or removed (towed) from the Condominium Premises, 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 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.

THEREFORE, be it declared that this resolution was approved by Kingswood Place Condominium Association on **February 27, 2019** and will become effective on **April 1, 2019**.

Witness: Susan Raikes

Signed: Yourmin Jackson


Secretary of the Association


President of the Association

April 17, 2019
Date:

April 17, 2019
Date: