

SHADOWBROOK COMMUNITY ASSOCIATION, INC.  
POLICY RESOLUTION NO. 4  
Rules and Regulations Relating to Vehicle Parking

WHEREAS, Article IV, Section 1 of the By-laws provides that the affairs of the Association shall be managed by a Board of Directors, and

WHEREAS, Article VII, Section 1 of the By-laws empowers the Board of Directors to adopt and publish rules and regulations governing the use of the common areas, and

WHEREAS, Article VI, Section (d) of the Declaration of Covenants, Conditions, and Restrictions defines the type and nature of vehicles that may be parked in Shadowbrook parking areas, and

WHEREAS, there is a need to establish orderly and judicious rules and regulations regarding parking, as well as remedies for violations of such rules;

NOW THEREFORE BE IT RESOLVED that the following Parking Rules and Regulations be, and hereby are, adopted by the Board:

I. PARKING RIGHTS

1. The Shadowbrook Community Association parking areas are for the exclusive use of Association members, members' guest, and member's lessees.

2. All lots, as defined in Article I, Section 5 of the Declaration of Covenants, Conditions and Restrictions within Shadowbrook, excluding lots with garage units, will be assigned two individual spaces that are to be marked according to a duly adopted plan. Garage unit parking will be limited to the unit's garage space and adjoining driveway. Guest spaces will be available on a first come, first serve basis although, no Association member or members' lessee shall park in any guest parking space.

3. Vehicles should be parked within the spaces provided and in such a manner as to not obstruct other parking spaces. Any vehicle parked in such a manner that it blocks one or more vehicles, occupies more than one space, is parked in a posted fire lane, is parked without authority in an assigned parking space, or is parked in a designated handicapped parking space without authorization, shall be subject to immediate towing WITHOUT NOTICE.

4. The repair or extraordinary maintenance of automobiles or other vehicles is prohibited within the boundaries of the Association.

No junk vehicle, trailer, camp truck, house trailer, boat or other similar machinery or equipment of any kind or character (except for such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and except for such equipment and machinery as the Community Association may require in connection with the maintenance and operation of the Common Area) shall be kept upon the Property nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of

automobiles or other vehicles be carried out thereon. The Community Association may, in the discretion of the Board of Directors, provide and maintain a suitable area designated for the parking of such vehicles or the like.

No vehicle within Shadowbrook shall display "For Sale" signs. All vehicles must be kept in proper operating condition so as to not be a hazard or a nuisance by noise, exhaust, emission, appearance or otherwise.

### III. NOTICE

The Board or Managing Agent shall make a reasonable attempt to give notice to the owner of an offending vehicle according to the notice attached as Exhibit. Reasonable notice shall consist of placing notice on the vehicle. If such vehicle is not removed or the violation corrected within 72 hours of issuance of the notice, the Board may have the offending vehicle towed at the expense and risk of the vehicle owner. Any vehicle previously noticed for a violation of the same regulation, shall be subject to towing **WITHOUT NOTICE** for any second offense of the same regulation.

The Board and Managing Agent shall have authority to tow offending vehicles. Any vehicle parked in an assigned space without authorization of the owner of the lot to which the space is assigned, may be towed, without notice, upon the request of the lot owner or resident. The lot owner or resident must be present at the site of the vehicle at the time the tow truck arrives or the Board will not authorize towing of the vehicle.

### IV. PARKING SPACES

No signs, initials, numbers, storage containers or any other additions or alterations to parking spaces may be painted, displayed or erected by any resident. This restriction does not apply to a uniform numbering or letter system that may be applied to all parking spaces by the Association.

### V. ASSOCIATION NOT RESPONSIBLE

Nothing in this Resolution shall be construed to hold the homeowners Association, Board of Directors, or their Agents responsible for damage to vehicles or loss of property from vehicles parked upon the common areas or towed therefrom.

### VI. ENFORCEMENT OF THE REGULATIONS

In addition to the towing provisions above, violations of the regulations are subject to appropriate action by the Board including, but not limited to, the initiation of legal action by the Board of Directors. Should any legal action be required, all legal fees and costs shall be assessed and attributed to the lot owner responsible for the offense. Lot owners shall be responsible for the offenses of their tenants and their guests.

SHADOWBROOK COMMUNITY ASSOCIATION

By: \_\_\_\_\_ /s/  
John Elcano, President  
Board of Directors

ATTEST:

I hereby certify that the foregoing resolution was duly adopted at a regular meeting of the Board of Directors of Shadowbrook Community Association this 2nd day of March, 1992.

By: \_\_\_\_\_ /s/  
Secretary