

Each Unit Owner or designated Occupant of a Unit has the right to use Common Elements of the Property, for their intended purpose, with the exception of limitations set forth by MacGregor Place Rules and Regulations. No Unit Owner, Occupant or guest shall prevent another Owner or Occupant from using or accessing any common element of the property or any element of the property designated for use by a specific unit.

## **Parking Rules, Regulations and Enforcement**

### **General Rules and Regulations**

MacGregor Condominium Association has assigned one designated space for each unit.

No Owner or Occupant shall park in a space designated for a unit that is not their own.

The Owner or Occupant of a given unit is permitted to regularly park no more than two vehicles on the property.

A second vehicle possessed by an Owner or Occupant may be parked in an unmarked, undesignated guest space.

*(Undesignated guest spaces are subject to availability and not guaranteed for use by any one resident.)*

All Owners and Occupants of MacGregor Place will properly display an assigned, numbered decal in the lower right corner of the front windshield on all vehicles to be regularly parked on the property.

*(Contact Lambeth Management immediately for lost, stolen or damaged decals or in the event you have not received your decals from your Owner.)*

No vehicle shall be parked in a handicapped/disabled space that does not properly display a handicapped hangtag from the inside mirror or display a valid handicapped license plate.

All vehicles must be parked entirely within the markings of a single space.

All vehicles regularly parked on MacGregor Place property must be in proper working order, must be able to pass current North Carolina inspection and must display a valid license plate.

No vehicle may be parked on any unpaved surface at any time or for any reason.

No vehicle is permitted to be parked on any paved surface that is not a designated parking space, including: in any roadway or driveway, on sidewalks, in front of dumpsters, in fire zones, in front of mail boxes or in front of breezeway entrances or designated handicapped accesses. *(Oversized delivery vehicles may be permitted to have roadway and/or breezeway access so long as their presence is temporary and expressly for the purposes of loading and unloading. While on the property, they may not impede the flow of traffic, they may not impede normal business such as mail delivery or trash pick-up, they may not block resident access to parking or access to their residence; they must not be in violation of any state or local law or ordinance. Overnight parking is not permitted. Owners or Occupants who authorize the presence of oversized vehicles on the property are responsible for any damage caused by the vehicle or its operator.)*

Guests are permitted to park in unmarked/undesignated guest spaces, provided they do not violate any parking rule or regulation with exception of the resident parking decal. Unit Owners or Occupants are responsible for conveying parking information to guest and are responsible for damage caused by their guests or their guest's vehicles. *If an Owner or Occupant is anticipating a guest's vehicle to be parked on the property for greater than 3 days, they should contact Lambeth Management with a vehicle description and tag number to avoid unnecessary warnings.*

## **Prohibited Vehicles**

**Due to limited parking availability, certain vehicles are prohibited from parking on MacGregor Place Property at all times, unless special circumstances exist, and Lambeth Management has been notified of their purpose and intended length of stay.**

Motorcycles and scooters are not permitted to regularly park on the property.

Oversized commercial vehicles are not permitted to regularly park on the property.

No tractor, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer or any other recreational vehicle shall be regularly parked on MacGregor Place property.

Vehicles that are deemed to be in non-operable condition or are found to be in such condition that their presence has or would cause damage to the property (such as oil leaks) are not permitted on the property. Repairs, except for those necessary to remove a disabled vehicle from the property, may not be carried out on MacGregor Place Property.

## **Special circumstances that may permit prohibited vehicles on MacGregor Place Property**

*A motorcycle or scooter may be permitted to regularly park on MacGregor Place Property if it is the **only** mode of transportation available for a Unit Owner or designated Occupant. Any vehicle fitting this description must possess a parking decal affixed to the lower portion of the windshield if possible. Authorized vehicles must be in proper working order, must be able to pass an inspection as required by North Carolina Law, and must not be in violation of any other MacGregor Place rule or regulation. Please provide a vehicle description and tag number to Lambeth Management to avoid unnecessary warnings or potential vehicle removal.*

*A commercial vehicle may be permitted on the property if that vehicle is the primary source of transportation of an Owner or Occupant, possesses a properly placed resident parking decal, can be parked entirely within the markings of a single space and does not violate any other parking rule or regulation. A commercial vehicle may also be permitted, if its presence is necessary for the purpose of servicing MacGregor Place Property, equipment contained on the Property or within an individual unit. Owners and Occupants are responsible for conveying parking information to service individuals and are responsible for damages caused by their presence.*

*A trailer may be permitted on the property if its presence is deemed necessary for the purposes of construction on MacGregor Place property, the individual Units on said property or to otherwise provide service to the community. Any such trailer should be removed as soon as reasonably possible once its purpose or service has concluded.*

## **Parking Enforcement**

Parking is extremely limited at MacGregor Place. In actuality, if every unit were fully occupied and possessed the maximum of two vehicles, there would not be enough spaces to go around. The above rules are intended to ensure the safety and security of all residents and to ensure equitable use of the available parking. **The addition of resident parking decals have been established for this purpose and to ensure that non-resident vehicles and/or stored vehicles are not preventing our residents from utilizing the amenities they expect and deserve. Please display your resident parking decal in the lower right corner of your windshield as soon as you receive it. If you have not received a decal, contact Lambeth Management immediately for assistance.**

## **Warning Offenses and Actions:**

**Any Owner or Occupant vehicle(s) regularly parked on MacGregor Place Property without a resident parking decal.**

**Any vehicle found to be in excess of an Owner/Occupant's allotted two vehicles.**

**Any vehicle found to be in non-operable condition including registration violations or if such condition has caused or may cause damage to MacGregor Place Property.**

**Any vehicle parked in a roadway or driveway that does not present an immediate hazard to MacGregor Place Property, does not impede the flow of traffic and does not prevent resident access to buildings, designated parking or common elements of the Property.**

**Any vehicle parked in front of dumpsters 12:00 AM Friday to Wednesday at Midnight.**

**Any vehicle parked in front of a building access or breezeway for purposes other than loading and unloading.**

**Any vehicle parked in a handicapped/disabled space that does not properly display a handicapped/disable hangtag from the inside mirror or does not display a valid handicapped license plate.**

**Any non-resident vehicle that has been parked on the property for greater than 72 hours and notification has not been provided to Lambeth Management.**

**Any prohibited vehicle that does not meet a special circumstance and/or has not received authorization by the HOA Board or Lambeth Management.**

A warning for any given parking violation will consist of a written warning placed on the windshield or side window of an offending vehicle or can also be placed on the door of the Unit of the vehicle owner if known. Upon receipt of a parking warning, a vehicle owner will have 72 hours to bring their vehicle into compliance or to contact Lambeth Management for documentation of extenuating circumstances. **Security camera footage and/or photo evidence will be used to validate claims.**

Continued non-compliance or failure to make contact with Lambeth Management within the allotted time may result in additional warnings, fines of up to \$5.00/day levied against the Unit Owner and/or the vehicle may be towed at the owner's expense and at the discretion of MacGregor Place HOA Board of Directors or Lambeth Management. **A maximum of 3 warnings will be issued per warning offense. Progressive action will be evaluated on a case-by-case basis.**

## **Towable Offenses:**

**Any vehicle possessed by an Owner, a designated Occupant or the guest of an Owner or Occupant that is parked in another resident's assigned, numbered space without the consent of the designated space owner.**

**Any vehicle not parked entirely within the markings of a single space.**

**Any vehicle parked on any unpaved surface at any time or for any reason.**

**Any vehicle parked on any paved surface that is not a designated parking space, (such as in a roadway, a driveway a sidewalk, in a designated fire zone or no parking zone) that may present a hazard to MacGregor Place Property or it's residents or guests, or impedes the flow of traffic, or prevents resident access to parking or access to buildings or common elements or that may prevent public service individuals (such as police, EMS or fire) from entering, exiting or accessing any portion of the property in the course of their duty.**

**Any vehicle parked in front of dumpsters from 12:00 AM Thursday until 12:00 AM Friday.**

**Any vehicle other than a designated postal delivery vehicle, parked in front of mailboxes for greater than 5 min or for any purpose other than accessing and retrieving mail.**

**Any prohibited vehicle that has not been removed within 72 hours of an initial warning and has not been granted authorization by the HOA Board or Lambeth Management.**

**Any vehicle illegally or improperly parked in in handicapped/disabled spaces, in fire zones or in any no parking zones may be towed at owner's expense and may also be subject to additional civil penalties and fines as outlined by state and local law.**

**For the above offenses, towing will be enforced at the owner's expense and without prior notification. Security camera footage and photo evidence will be used to validate claims.**

**Damaged Resident Parking Decals can be traded on a 1 for 1 basis. Lost or stolen decals can be replaced at a cost of \$20 per decal by contacting Lambeth Management.**

Lambeth Management  
P.O. Box 8071  
Greensboro, NC 27419  
(336) 288-4944

Robin Pegram, Association Manager (Robin.Lmgmt@gmail.com)