

OAK RIDGE MEADOWS TOWNHOUSES HOMEOWNERS ASSOCIATION, INC

POLICY RESOLUTION – ORM2017001 PARKING AND TOWING

WHEREAS, Article VIII of the Bylaws of the Oak Ridge Meadows Townhouses Homeowners Association, Inc. (“Bylaws”) provide the Board of Directors with the powers and duties necessary for the administration of the affairs of the Oak Ridge Meadows Townhouses Homeowners Association, Inc. (“Association”);

WHEREAS, Article VIII of the Bylaws provides the Board of Directors with the power and duty to adopt, make, and amend rules and regulations deemed necessary for the benefit and enjoyment of the Association;

WHEREAS, the Bylaws obligate each member of the Association to comply with the rules and regulations promulgated by the Board; and

WHEREAS, the Board has determined that it is in the Association’s best interest to develop rules and regulations regarding parking on the Property, ***NOW, THEREFORE, BE IT RESOLVED THAT*** the following rules are adopted to respect to parking on all areas of the Property.

I. UNAPPROVED VEHICLES: The following described vehicles shall be prohibited from parking at any time in the residential courts in Oak Ridge Meadows community except when picking up or delivering passengers or merchandise or during the performance of work or services at the location.

A. Commercial Vehicles: The following commercial vehicles are prohibited:

1. Any vehicle in which the driver is ordinarily hired for transport, including, but not limited to taxis, limousines, or buses; or
2. Any vehicle, which because of its irregular height, length, shape, or weight occupies more than the allotted parking space.
3. Police cars and other cars which are owned by or contain the logo of a government agency shall *not* be considered a commercial vehicle under this definition.
4. Private or public school or church buses.

B. Recreational Vehicles. Any boat, boat trailer, motor home, self-contained camper, mobile home, trailer, pop-up camper/tent trailer, horse trailer or similarly oriented vehicle. Temporary parking privileges may be approved upon written request stating the date of arrival and departure from the property. Parking will be allowed in the clubhouse parking lot.

C. Inoperative Vehicles. Any vehicle with a malfunction of an essential part required for the legal operation of the vehicle or which is partially or totally disassembled by the removal of tires, wheels, engine, or other essential parts required for legal operation of the vehicle.

D. Abandoned Vehicles. Any vehicle left unmoved in an unassigned or visitor parking space for more than five consecutive days, unless the vehicle owner provides written notice to the management company in advance that he or she will be away and unable to move the vehicle for a period greater than seven days. In cases where a violation is committed, a notice will be placed on the vehicle, and if no response is received within three days, it will be subject to the Association’s towing policy.

E. Vehicles with expired registration tags will have a notice placed on the vehicle, and if no response is received within three days, it will be subject to the Association’s towing policy.

F. Other Equipment and Machinery. Any agricultural, industrial, construction or similar machinery or equipment.

II. RULES AND REGULATIONS

- A. **Resident Parking Spaces.** In accordance with the Declaration of Covenants, Conditions and Restrictions, Article II Section 3 *“Ownership of each Lot shall entitle the Owner or Owners thereof to the use of not more than two (2) automobile parking spaces for each Lot, which shall be as near as and convenient to said Lot as reasonable possible, together with the right of ingress and egress in and upon said parking area. The Association shall permanently assign two (2) vehicle parking spaces for each Lot and temporarily assign other spaces pursuant to the regulations promulgated by the Association... Furthermore, any Lot Owner may assign any of his permanently assigned parking spaces to any other Lot Owner. To be binding, any such assignment shall be in writing with a copy of such assignment being delivered to the Association. Any such assignment shall be ineffective if it should violate any controlling zoning ordinance”.*
- B. **Visitor Parking Spaces.** Only guests of residents may park in parking spaces designated as Visitor parking. Residents are encouraged to notify the Association if they have a visitor who will be occupying a parking space for more than three (3) days a temporary guest parking tag will be issued.
- C. **Undesignated Parking Spaces.** Undesignated parking spaces are available on a “first come first serve” basis for overnight or temporary parking only. Temporary parking is defined as being occupied for no more than 48 hours.
- D. **Residents with Garages** are encouraged to use their garage as one of their assigned spaces.
- E. **Repairs.** Major repairs or maintenance to vehicles, painting of vehicles is prohibited anywhere in Oak Ridge Meadows, except for minor repairs or maintenance, such as repairing a flat tire or re-charging of a dead battery.
- F. **Dumping of Materials.** The dumping, disposal or leakage of oil, grease, or any other chemical residual substance or particles is prohibited. Hazardous Waste items should be taken to the City of Greensboro Hazardous Waste site.

Owners and Operators Responsibilities

1. Parking is prohibited on the common areas. No parking shall be permitted other than on the existing paved parking lots. Cars parked in driveways shall be parked in such a manner as to not impede the road or extend beyond the driveway.
2. Vehicles shall not be parked perpendicular to driveways in such a way as the vehicle blocks egress from the driveway.
3. The speed limit throughout Oak Ridge Meadows is 20 mph
4. No person shall operate a motorized vehicle in Oak Ridge Meadows without a proper operating license and required safety regulated equipment, such as a helmet.

Homeowner’s Responsibilities. All Homeowners are responsible for ensuring that their family members, employees, visitors, guests, tenants and agents observe and comply with all rules and regulations as may be adopted by the Board of Directors.

III. VIOLATIONS SUBJECT TO TOWING

1. Any vehicle not displaying a valid Parking Permit Decal.
2. Any vehicle parked in a space assigned to another resident without permission
3. Any vehicle or equipment parked in a manner that blocks, hinders or endangers vehicular or pedestrian traffic
4. Unlicensed vehicles or vehicles with expired tags.
5. Parking on the common areas and/or the concrete dumpster pads
6. Any vehicle or equipment that is parked, kept maintained, constructed, reconstructed, or repaired in violation of the Declaration of Covenants, Conditions and Restrictions.

IV. ENFORCEMENT

- A. Because of the limited number of parking spaces **ALL** residents are required to park their vehicles in their assigned parking spaces. Residents are required to register all vehicles being parked in Oak Ridge Meadows. Parking permits are nontransferable

- B. The procedure for residents to request a parking permit requires the submission of a completed application to the property management company for each vehicle. Upon approval of the submitted application, the resident will be issued a Resident Parking decal. Remember the completed Vehicle Registration Form must be submitted to continue parking in Oak Ridge Meadows it is not optional. The following information and items must be submitted to receive the parking decal.
 - 1. Provide the name and street address of the primary driver
 - 2. The telephone number
 - 3. The make, model, vehicle year, color, current tag number, and state
 - 4. Sign and date the form

- C. The parking decal is to be displayed on driver's side rear window. All vehicles not displaying a parking decal will be treated as violators. A notice will be placed on the vehicle if no response is received within three days the vehicle will be subject to removal through towing.

- D. Subsequent violations committed within any consecutive three (3) month period shall subject the violating vehicle to immediate towing without notification and may result in the suspension of parking privileges.

- E. Any requests from Owners for enforcement of this parking policy by the Association against another resident should contact the management company.

- F. The Board reserves the right and power to impose fines as a sanction for violations of this policy. Before any such charge may be imposed, the Board shall provide the Owner with notice of the violation and an opportunity to request a hearing before a Panel of the Board of Directors.

EFFECTIVE DATE

The rules and regulations set forth in the policy resolution are effective as of July 15, 2017 and supersede any previous policy.

Signed: Mary-Faye Grear
President

Date: March 12, 2017

PARKING PERMIT IMPLEMENTATION PROCEDURE:

- 1. A letter will be sent to all homeowners including a copy of the new policy along with 2 registration forms.**
- 2. Dates and times for returning the completed registration forms and obtaining the parking decal will be included in the letter. The clubhouse will be used to distribute the decals.**
- 3. Those homeowners who lease their units will be informed that their tenant can obtain and complete the registration form at the clubhouse during the posted registration times.**
- 4. Enforcement of the parking policy will commence on July 15, 2017. Any vehicle parked in a numbered space not displaying a decal will be tagged and informed they have five (5) days to obtain their decal.**
- 5. Residents with garages are encouraged to utilize their garage and/or the driveway as one of their parking spaces. Using the garage and/or driveway does not eliminate the necessity for registering the vehicle and obtaining a decal.**