

MAPLE RIDGE HOMEOWNERS ASSOCIATION PARKING POLICY

The Board of Directors has adopted the following parking policy for homeowners and tenants.

Parking Spaces: 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 reasonably possible.

Use of Parking Spaces and Common Area: No owner, member of his family, or tenant of any Lot shall use the parking spaces or common areas of the properties for the temporary or permanent storage or parking of any boat, boat trailer, recreational vehicle, camper, trucks, tractors or such similar motorized or non-motorized items.

Policies:

1. The speed limit for all streets within the property is 15 MPH.
2. Owners or their tenants must utilize only the two (2) parking spaces closest to or adjacent to their unit
3. On-street parking is not allowed. All vehicles must be in designated parking spaces or driveways. Exception: street parking may be limited to guests and should be infrequent.
4. Parking on the sidewalks or on the grassy areas is prohibited at all times.
5. Vehicles that interfere with emergency access or which block access to fire hydrants will be fined and towed immediately.
6. No vehicle shall remain on the property at any time unless the vehicle is roadworthy, currently registered, licensed and operable. Vehicles must not extend beyond the length of the parking spaces.
7. No commercial vehicles, including but not limited to vehicles with a one-ton or greater rating or “for hire” vehicles such as taxis, limousines or buses, shall be parked on the street or common parking areas overnight.
8. No unlicensed driver is allowed to operate a motor vehicle within the Maple Ridge community.
9. No skateboards, bicycles or vehicular traffic are allowed on grassy common areas.

Non-compliance of any of the above parking policies will result in the homeowner being given notice to remove the vehicle or it will be towed at the owner’s expense. Repeat violators of the parking policy, those continuing to park improperly, as well as vehicles that do not display current registration and inspection stickers, vehicles that are inoperable or otherwise appear to be abandoned are subject to towing. The Board also reserves the right to fine the homeowner for non-compliance.

To report a non-compliance or violation of the above policy, please contact Lambeth Management using the “**General Concerns or Requests**” form found under the “**Contact Us**” tab on its webpage – www.lambethmanagement.com