

**WILLOW POINTE CONDOMINIUM ASSOCIATION
PARKING RULES AND REGULATIONS POLICY**

WHEREAS, Article VII of the Bylaws of The WPCA ("Bylaws") provides that the Board of Directors ("Board") has all of the powers and duties necessary for the administration of affairs of WPCA ("Association");

WHEREAS, Article VII Section 1 (a) of the Bylaws authorizes the Board to adopt and publish rules or regulations governing the use of the Common Area and facilities;

WHEREAS, Section 9 of the WPCA Declaration provides general parking restrictions for certain vehicles on the Condominium Property; and

WHEREAS, the Board has deemed it necessary to establish appropriate rules and procedures for use of the Common Element parking, including limited common element parking areas, for the Condominium.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of adopts the following Parking Rules and Regulations.

I. GENERAL PROVISIONS

- A. Certain parking spaces are reserved spaces that are considered Limited Common Elements. Reserved parking spaces shall be assigned to a specific unit for use by the unit owner. It is a violation of this policy for any person other than the unit owner to make use of the reserved parking spaces without the consent of the unit owner to which the parking space is assigned.
- B. All Common Element Parking Spaces that are not designated as a Limited Common Element parking space shall be available on a first come, first serve basis, subject to the Rules and Regulations contained herein.
- C. Only approved motor vehicles may be parked on Common Element Parking Spaces. An approved motor vehicle is any conventional passenger vehicle, motorcycle, personal van or pickup truck. Unapproved vehicles include commercial vehicles, recreational vehicles, trailers, off-road vehicles or boats are not allowed to be parked in Common Element Parking Spaces. Unapproved vehicles are required to obtain the written permission of the Board of Directors prior to being parked within the WPCA Common Element Storage Area. No vehicle shall be allowed within the Condominium property if, within the judgment of the Board of Directors, said vehicle constitutes a hazard, is a nuisance, is objectionable, does not have a current tag or is left in an inoperable condition.
- D. The use of a Limited Common Element reserved parking space may be further assigned by a Unit Owner to a lessee of that dwelling unit.

- E. All motor vehicles shall be parked wholly within the parking spaces marked on the Common Elements so as not to obstruct or reduce the adjacent spaces for other vehicles.
- F. The Unit Owner is responsible for keeping the Unit Vehicle Record up to date through the Facility Manager. The vehicle information provided on the Application for Parking Permit or Visitor Placard Form will be used to verify the use of the Limited Common Element parking spaces. Only vehicles registered for the Unit will be allowed to utilize the Limited Common Element parking spaces.
- G. Visitors shall be allowed to park vehicles in the Common Element parking spaces. Unit Owners are provided 2 Guest Parking Passes. Visitor vehicles parked on the premises must prominently display a Willow Pointe decal through the front windshield.
- H. All vehicles owned or operated by a resident, tenant, or unit owner must be registered with the Association. Residents must submit an Application for Parking Permit or Visitor Placard Form listing each vehicle owned or used by resident in the Condominium for each Unit. Failure to register a vehicle with the Association may result in the towing of the vehicle pursuant to WPCA Policies and Procedures for Towing Vehicles.

II. RESTRICTIONS

- A. These parking rules shall be made without regard to the number of vehicles owned by, registered to, or in the possession of the occupants of a Unit.
- B. No motor vehicle shall be parked in violation of any posted sign. No more than one vehicle shall be parked in any designated space, with the exception of two motorcycles in the same space or a motorcycle and compact car belonging to the same Unit.
- C. No motor vehicle shall be parked on or over any area designated for pedestrian use.
- D. Only vehicles displaying a handicapped license or permit shall park in a space reserved for the handicapped.
- E. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into and out of the common elements.
- F. Any vehicle parked in a fire lane is subject to immediate towing at the vehicle owner's risk and expense per WPCA Policies and Procedures for Towing Vehicles.
- G. No junk or derelict vehicle shall be parked on the Condominium Property at any time.

- H. No vehicle shall remain on the Condominium Property unless it has current registration tags and plates.
- I. Any vehicle the owner of which cannot be identified and/or located shall be deemed an abandoned vehicle.
- J. Except for minor emergency repairs, the repairing of vehicles, including the painting thereof, is not permitted at any time on the common elements. The intentional drainage of any motor vehicle fluids is prohibited.
- K. Washing and cleaning of vehicles is not permitted in the parking spaces. There is a designated Car Washing area on the South end of the Condominium Property (next to the dumpster).
- L. No individual may erect signs or place initials, numbers, or storage containers, or make any other additions or alterations to any parking spaces without the prior written consent of the Board of Directors.
- M. Parking spaces are designated only for the parking of approved motor vehicles. No other items or articles of any kind may be stored in the Common Element parking spaces.
- N. The Board of Directors has the sole authority to promulgate, adopt and amend these parking rules.
- O. Owners of Units whose residents and/or guests violate this policy shall be held liable for any damages to the community caused directly or indirectly.

III. ENFORCEMENT

The Parking Rules and Regulations will be enforced per the WPCA Policies and Procedures for Rules and Regulations Violation as published by the Board of Directors in the Handbook of Policies, Procedures, and Protocols.