

THE FOLLOWING POLICY WAS APPROVED BY THE BOARD AT THE DECEMBER 14, 1995 BOARD MEETING AND IS TO BEGIN IMPLEMENTATION ON MARCH 1, 1996

## **PARKING POLICY FOR EDGEBROOKE VILLAGE II**

### GARAGE PARKING

The strongest solution to our parking problem is maximum use of our garages for parking. Ideally we should seek to park two vehicles in each garage. *In an effort to meet the requirements of the CC&R's 2.03 and 2.16, we make the following interpretation.* Each Homeowner shall park at least one automobile or truck in their garage. Any car or truck that is disabled due to lengthy repair, driven once a week, or that is not road worthy shall be deemed "in storage". The garage shall have space for the vehicle which is used by the Owner for general transportation on a daily basis. A large car or truck that does not fit into the garage should be parked on the street or in the common parking areas. If there are two large vehicles that cannot be parked in a garage, the one should be parked in front of the house and the other in a common area parking lot. Therefore, one vehicle per household is allowed on the street. Overflow parking is available.

### STREET AND SIDEWALK PARKING

Homeowners, families and guests may park on the street (the black top) and not more than half of the sidewalk. Parking on the front or side yards, of private property will not be permitted unless it is behind the fences. Oil spills on the street or sidewalk shall be cleaned up by the owner of the offending vehicle. *Homeowners should note that parking of vehicles that constrict lateral clearance for passage of Emergency Vehicles are in violation of State Fire Code, and are subject to being cited by a Fire Marshal. This clearance is generally 24 feet. Fines and/or removal and impoundment of the vehicle are possible. On street parking being granted by the Village does not limit the enforcement by a Fire Marshal.*

### MOTOR HOMES, BOATS AND UTILITY TRAILERS

Motor homes may be parked in front of a Homeowner's home 48 hours prior to usage and 48 hours after the date of its return. Under no circumstances shall a big, over-the-road truck be permitted in the Village. Boats with trailers will be treated the same as motor homes. Utility trailers may be parked occasionally on the street, but not overnight more than six (6) times per year. Temporary parking of these vehicles is also subject to the one-half on the street and on-half of the sidewalk rule.

### NO PARKING AREA

No parking areas shall be deemed as: Entrances and Exits to the Village and within the painted areas at corners and Fire Hydrants within the Village.

## COMMERCIAL VEHICLES RESTRICTIONS CC&R's Section 2.16

The parking of commercial vehicles within Edgebrooke II is prohibited unless they are parked in a garage or behind a fence and are not visible from the street. A commercial vehicle shall be understood to mean:

Trucks and vans over 1 ton rating, or trucks and vans 1 ton or less if they have body styles other than the standard factory beds (*not allowed are: flatbed, utility bed, tool racks, and special beds;boxes*).

## PENALTIES OR FINES

### ***Illegal Parking Offenses***

See Fine Schedule for all neighborhood violations.

### ***Improper usage of garage***

If the garage is not being used to park at least one of the regularly-used vehicles, the following procedure will be followed:

1. Report of suspected failure to properly use garage (preferably in writing) can be made to a Board member or to the Management Company.
2. Contact will be made with the Homeowner, and a Board Member will request an opportunity to check the garage to determine the validity of the complaint within ten days from the time of notifying the Homeowner.
3. If the Homeowner is found in violation, the procedure and fines will be the same as for a parking violations & all other.

It is the responsibility of the members of the Board to adopt a plan to enforce the parking rules.