

**ASSOCIATION OF UNIT OWNERS OF
TANGLEWOOD HILLS CONDOMINIUMS
Resolution of the Board of Directors**

PARKING AND VEHICLE POLICY

RECITALS

WHEREAS:

1. Article 4, Section 4.2 of the Bylaws vests the Board of Directors with the power to exercise, for the Association, all of the powers and duties necessary for the administration of the affairs of the Association;

2. Article 4, Section 4.3.8 of the Bylaws empowers the Board of Directors to adopt and modify rules and regulations governing the conduct of persons and the operation and use of the units and common elements, as it may deem necessary or appropriate, in order to assure the peaceful and orderly use and enjoyment of the condominium property; and

3. For the benefit and protection of the Association and of the individual owners, the Board of Directors deems it necessary and desirable to establish a parking policy to ensure that its provisions bind owners, tenants, guests and other users and to promote uniformity and clarity throughout the common areas.

RESOLUTION

LET IT BE RESOLVED THAT:

- I. The speed limit shall be set at five (5) miles per hour on all common area roads.
- II. All owners own a parking space pursuant to their deed when they purchased their unit, either under a carport or not, and are required to park in their specified space, except as owners may time to time mutually agree otherwise.
- III. No vehicles are permitted to park in fire lanes or tow away zones at any time and shall be towed without notice, except for emergency vehicles.
- IV. Currently unmarked parking spaces may be utilized as permissible parking for personal vehicles in good repair, which are currently licensed and in regular use (moved at least every three days) and are owned by an Owner, tenant, or guest.

- V. No abandoned or stored vehicles are allowed and will be towed at the owner's cost.
- VI. Vehicles that cannot be parked in any parking space include, but are not limited to commercial vehicles such as delivery vans, trailers, buses, recreational vehicles (RVs), utility trailers, trailers, campers, boats, recreational equipment (i.e. snowmobiles). PROVIDED HOWEVER Provided, however, moving vans and service vehicles are allowed to park in Visitor parking spaces for a period of no longer than twelve (12) hours, and such vehicles shall not block access to the common roadway areas by motor vehicles.
- VII. Motorcycles and scooters or similar vehicles shall not be parked on sidewalks.
- VIII. Owners and tenants are permitted to wash and wax their vehicle(s) and do minor repairs such as changing head lights or tail lights.
- IX. Residents who have more than one car and wish to park their vehicles in visitor's parking for more than three (3) days, must obtain a pass from the Board or from the property management company. The passes will be issued at the discretion of the Board and must be displayed prominently on the dashboard.
- X. Violations of I – IX above shall result in imposition of fines by the Board pursuant to the Schedule of Fines previously enacted by the Board and may result in towing of the vehicle, with the cost of towing and storage to be borne by the offending Owner, tenant and/or guest. However, repeated violations shall require immediate action of the Board under the Enforcement Policy as provided therein.
- I. A copy of this Resolution shall be sent to all Owners at their last known address.

Dated this ____ day of June, 2006.

ATTEST:

Babe O'Sullivan, Chairperson,
Board of Directors

Lauranell Scarfo, Secretary
Board of Directors