

---

---

# HILLTOP VILLAGE COMMUNITY ASSOCIATION, INC.

---

---

## PARKING RULES & REGULATIONS

*Effective January 21, 2015*

### I. GENERAL

1. All owners, tenants, and visitors are responsible for compliance with these parking rules.
2. Two (2) parking permits will be distributed to each condominium unit. **Only one** numbered parking space will be assigned to each unit. Parking permits must be displayed so as to be visible from the outside of the vehicle. **Only vehicles displaying a valid parking permit may park in any court in their "Assigned" or "Reserved" spot.** All other vehicles must park on Merryman Road or "Visitor" spots through the community. Residents occupying an assigned space other than their own assigned space are illegally parked and subject to towing.
  - a. It is the landlord's responsibility to get the Parking Rules and permits to their tenants. Please do not have your tenants call the Management Company as they will only discuss tags or parking rules with the owner of record.
3. Replacements for lost permits may be obtained from the management company at a cost of \$50.00 per permit or whatever amount is determined, from time to time, by the Board of Directors at its discretion. Any permit that is reported lost or stolen will be VOID. Any vehicle using an invalid permit will be towed at the owner's expense.
  - a. Landlords are responsible for collecting permits when tenants move out. If Landlord fails to retrieve parking permits from tenants vacating premises, the Landlord will be required to purchase replacement permits for subsequent new tenants.
4. No repairs or extraordinary maintenance of vehicles shall be carried out upon the common elements. Damage to the common elements will be assessed to the unit owner who himself, his tenant or guest caused the damage.
5. No washing of vehicles shall be tolerated utilizing a unit's interior faucets, spigots, water sources etc.
6. Vehicles must be parked between the designated space lines.
7. Vehicle bumpers should not protrude over the curb as to obstruct the sidewalk.

## **II – TOWING**

1. Towing will be enforced.
2. Towing will be done in accordance with the State, City and County towing laws.
3. All residents should carry adequate insurance to protect themselves from the liabilities involved with towing and contact their insurance agent to make sure that they have adequate coverage
4. Towing signs are posted at each entrance of the community or Merryman Road. The signs shall state the Association has a parking policy in effect, that violators will be towed at the vehicle owner's expense. The sign will also state the address, name and telephone number of the towing company where the cars will be towed and will state the maximum amount that the owner may be charged for the towing or removal of the vehicle.
5. All associated costs involved will be the responsibility of the violating vehicle owner. All vehicles illegally parked in the following areas are subject to towing at owner's expense
  - a. **Vehicle(s) parked in a yellow line area (curbs) or Fire Lanes.**
  - b. **Vehicle(s) parked inside any court, in a Reserved space only, and not displaying a valid parking permit.**
  - c. **Vehicle(s) parked in the blue area and not removed prior to snow removal.**

## **III - PARKING IN A SPACE DESIGNATED FOR ANOTHER VEHICLE:**

1. Residents who have their assigned space occupied by an unauthorized vehicle should notify the Association's authorized property management agent and provide photographic evidence of the violation or event. Residents may also notify the Board president, or vice-president. The Property Management agent, Board president or vice president will authorize the designated towing company to tow the vehicle, if he or she deems a violation exists. All associated costs involved will be the responsibility of the violating vehicle owner.

## **IV - VEHICLES NOT ALLOWED TO PARK IN THE COMMUNITY:**

1. **Article 5, Section 13 (E, I, K, L) of the Bylaws** states, in part, no unlicensed vehicles, recreational vehicles, junk vehicles, boats, vehicles bearing commercial logos or advertisement, board trailers, camping trailers, trucks, or motor vehicles of any kind except passenger cars or passenger van-type vehicles, shall be parked or stored in or on any condominium units or common elements. Vehicles violating this rule shall be subject to towing at owner's expense.

2. As a matter of policy and by a majority vote of the Board of Directors, it is resolved that **the following types of vehicles may not park in the community:**

- NO** unlicensed vehicles
- NO** inoperable vehicles
- NO** recreational vehicles (campers, motor homes, jet skis, etc.)
- NO** boats
- NO** trailers (boat, camping, or other)
- NO** trucks or vans over 3/4 ton capacity
- NO** panel trucks
- NO** limousines
- NO** taxi cabs
- NO** vehicles bearing commercial logos or advertisement

Vehicles violating this rule shall be subject to towing at owner's expense.

#### **V – VEHICLES APPROVED TO PARK IN THE COMMUNITY**

1. It is further resolved that pursuant to Article 5, Section 13 (E, I, K, L) of the Bylaws, the Board of Directors has approved by a majority vote, the parking of the following vehicles on the parking area of the general common elements provided they do not fall under the prohibited vehicle list:

- a. Passenger cars
- b. Pick-up trucks (not to exceed 3/4 ton capacity, without commercial logos)
- c. Passenger van-type vehicles (not to exceed 3/4 ton capacity, without commercial logos)
- d. Motorcycles
- e. Police cars

#### **VI – HANDICAPPED SPACES:**

1. Cars parked illegally in a **handicapped space** will be subject to towing at owner's expense.

#### **VII – REGISTRATION OF VEHICLE:**

1. Any vehicle without a valid current registration is subject to towing at owner's expense after seventy-two (72) hours after a notice of violation is placed on the vehicle.

#### **VIII - TOWING PROCEDURE**

1. The Board of Directors and its managing agent are authorized to remove vehicles parked on the condominium property in violation of the covenants and rules and regulations and may call the towing company as set forth herein.
2. The towing company shall notify the appropriate police department of the towing within one hour of towing the vehicle as provided by law.