

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VICTORIA CONDOMINIUM ASSOCIATION, INC.**

Victoria Heights Parking Policy

WHEREAS, Section 5 of the Declaration of Condominium for Victoria Heights, A Condominium ("Declaration") of the Victoria Heights Condominium Association, Inc. ("Association") defines parking areas as Common Elements,

WHEREAS, Section 9 (b) of the Declaration of the Victoria Heights Condominium Association, Inc. provide the Board of Directors the right and authority to make and enforce reasonable rules and regulations governing the use of Common Elements,

WHEREAS, Section 14 (d) the Declaration of the Victoria Heights Condominium Association, Inc. provides that nothing shall be parked on or stored on the Common Elements without prior written consent from the Board of Directors,

WHEREAS, Section 14 (i) of the Declaration of the Victoria Heights Condominium Association, Inc. provides that any vehicle parked on any portion of the Condominium in violation of the Association's rules and regulations may be booted or towed, or the Board of Directors may elect to impose fines or use other available sanctions,

NOW, THEREFORE, the Board of Directors of Victoria Heights Condominium Association, Inc., hereby sets forth and adopts the following policies, rules and regulations regarding parking on Common Elements:

I. GENERAL

- a. The parking lot within Victoria Heights is for the exclusive use of Victoria Heights homeowners, visitors, and for those having business with the Association.
- b. You must be current on your assessments or other financial obligations to the Association in order to obtain a parking permit. Owners (including their tenants), who are delinquent lose their right to park on common elements if they are more than 30 days delinquent. *Please see the Victoria Heights Booting/Towing Resolution for full details on suspension of parking privileges due to non-payment of assessments or other charges owed to the Association.*
- c. To receive a parking permit, you must fully complete a Victoria Heights Condominium Resident Information form and provide it to the property manager.
- d. Permits will be issued only to person(s) listed as owner/s or as a tenant on a lease.
- e. Parking stickers must be conspicuously displayed in the front window on the Driver side. It is the owner's responsibility to ensure that the current permit is readily visible.
- f. Residents are responsible for informing their guests of community parking regulations.
- g. Parking permits are non-transferrable. Fraudulent use of parking passes (using false information to obtain passes, transferring parking passes, etc) will result in suspension of parking privileges and a \$25 fine.
- h. Unit owners (including their tenants) may not issue Guest Passes to anyone who resides in the community. Guest Passes are to be issued on a temporary basis only for guests of Unit Owners whose guests do not reside at Victoria Heights. Violation of this rule will result in suspension of parking privileges and a \$25 fine.
- i. Homeowners will receive Guest Parking tags on request. These hang tags must be displayed on the rearview mirror with the ID numbers in view.
- j. Guest permits are valid for a maximum of 14 days. Vehicles with guest permits for more than 14 days need to apply for a permit.

II. RESTRICTED USES

- a. Vehicles may park in any unrestricted space.
- b. Vehicles must have current tags and registration and be in working condition.
- c. Disabled or stored vehicles, commercial vehicles, boats and other watercraft, trailers, and recreational vehicles (RV's, campers and motor homes) are prohibited from being parked on the Condominium. A vehicle will be considered "disabled" if it does not have a current license tag or is obviously inoperable. A vehicle shall be considered "stored" if it remains on the Condominium without being driven for fourteen (14) consecutive days or longer without prior written permission from the Board of Directors. This rule does NOT apply to emergency vehicle repairs or to commercial vehicles that are temporarily parked for purpose of servicing Units or the Condominium.
- d. Vehicles may never be driven or placed on curbs or No Parking zones. Vehicles parked in No Parking zones are subject to automatic removal.

III. ENFORCEMENT

- a. Vehicles not displaying a valid permit (Victoria Heights Parking Decal and/or Guest hang tag) will be stickered and subject to booting or towing at the vehicle owner's expense. A twenty-four (24) hour warning notice to remove the vehicle will be given. If the vehicle permit is not placed on the vehicle or the vehicle is not removed during this 24 hour period, the vehicle may be booted or towed.
- b. Before an unauthorized vehicle is booted or towed, the Board of Directors shall cause a notice to be placed on the unauthorized vehicle stating: (a) the nature of the violation is that parking for the vehicle has been suspended and that the vehicle is therefore unauthorized to park at Victoria Heights; (b) the name and telephone number of a person to contact regarding the violation; and (c) the vehicle will be booted or towed after twenty-four (24) hours.
- c. If an unauthorized vehicle is not removed from the Condominium within twenty-four (24) hours after such notice is placed on the vehicle, the vehicle may be booted or towed. Thereafter, if that vehicle is subsequently parked on the Common Elements while it remains an unauthorized vehicle, it may be booted or towed without further notice.
- d. The Board of Directors will NOT reimburse booting/towing costs for any reason. The Association accepts no responsibility or liability for the actions of the independent booting/towing contractor.
- e. The Association shall not be held liable for loss or damage to any vehicle and any items in any vehicles, placed or kept in any parking area on the Condominium. Each Owner or Occupant who places or keeps a vehicle and/or any personal property in a vehicle or parking area does so at his or her own risk.
- f. The Board of Directors shall cause, or has caused, a notice to be conspicuously placed on the Common Elements stating the following: (a) unauthorized vehicles shall be booted or towed at the expense of the owner of the vehicle, (b) the name and telephone number of the person or entity which will do the booting/towing, and (c) information as to where the vehicle can be recovered and any other information that may be required by law.
- g. These rules are enforceable twenty-four (24) hours a day, seven days a week.

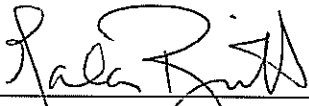
IV. VOIDING AND REPLACEMENT OF PERMITS

- a. Issued parking permits are voided when a permit is revoked, expired, exchanged, a new permit is issued.

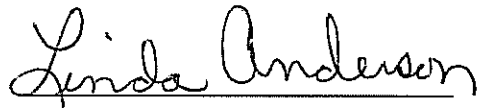
The rules contained in this policy do not supersede the Victoria Heights Boating/Towing policy nor any parking related rules included in the Declaration.

ADOPTED by the Board of Directors this 2nd day of October 2010.

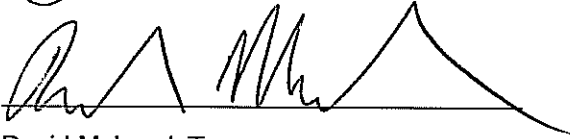
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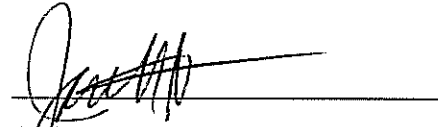
Gala Nichole Britt, President



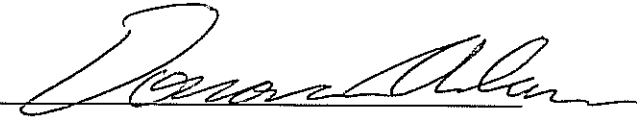
Linda Anderson, Vice President



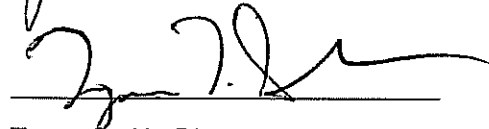
David McLeod, Treasurer



Janice Starks, Secretary



Donovan Adams, Director



Tonya Smith, Director