

**DEER HEDGE RUN CONDOMINIUM
AMENDMENT TO THE PARKING RULES AND REGULATIONS**

These Parking Rules and Regulations are in addition to and supplement those parking restrictions and regulations set forth in the Master Deed.

1. VEHICLE REPAIRS/WASHING

- a). With the exception of an emergency, changing of vehicle parts or vehicle fluids is prohibited. Disposal of vehicle fluids or parts on-site is prohibited.
- b). Vehicles which leak fluids onto the property must be repaired promptly. The owner of the vehicle will be assessed for property damages incurred.
- c). Residents are permitted to wash their vehicle(s) at their assigned parking space provided said vehicle(s) is registered with the Condominium office and provided there is no water ban, whether mandatory or optional, in the Town of Maynard.

2. PARKING LOCATIONS

- a). All vehicles are to be parked in specifically designated parking spaces.
- b). **No visitor parking space shall be used by any person other than guests, visitors or service providers of an occupant of the Condominium, and by said guest or visitor only when said guest or visitor is, in fact, visiting upon the premises and for no more than 10 days per month, excepting that:**
 - i. **Residents may not park in visitor spots except in the event a resident seeks to make their parking space(s) available for visitors on a temporary basis, in which case residents may not park in visitor spaces for more than 48 consecutive hours or for more than 2 out of every 7 days or for more than 4 days out of every month.**
 - ii. **A visitor's space may be occupied by a non-resident for no more than five (5) consecutive days without notifying the office. If a visitor is staying longer than 5 days, the Condominium office must be notified in writing and approved by the Board of Trustees in advance of parking for the requested period.**

- c). Visitor spaces at the Clubhouse may be used by residents only while they are using the Clubhouse facilities, the pool, or the tennis courts.
- d). Residents are to instruct their visitors to use only those spaces so designated for visitors.
- e). If a resident is to be away and is to leave a vehicle on DHR property, a key to his/her vehicle(s) must be left with a neighbor in order that the vehicle(s) can be moved for snow plowing, street cleaning/sweeping, other specific road work, or an emergency.
- f). If a resident is unable to leave a key to his/her vehicle as noted above, the vehicle must be stored off-site.
- g). The parking areas shall be used only for the parking of motor vehicles displaying current license plates, inspection stickers and being maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearances.
- h). **Residents of a unit shall have the exclusive use of two (2) parking spaces. Only one vehicle is permitted in a parking space. Residents of a unit having more than 2 motor vehicles must make arrangements for parking these additional vehicles off condominium property unless the residents make arrangements to either use neighbors' parking spaces (with permission of the neighbors) or rent one of a limited number of parking spaces available at the Mail House for a monthly fee. Contact the Condominium office for information regarding the Mail House parking spaces.**

3. GENERAL VEHICLE PROVISIONS

- a) The Deer Hedge Run Condominium Trust assumes no responsibility for damage done to any vehicle parked on the premises or to any vehicles which is towed from the premises.
- b) No for-sale signs may be placed in or on vehicles while the vehicles are on DHR property.
- c) Signed complaints of violations of these rules should be made in writing to the Board of Trustees. The Board will then take whatever action it deems necessary.

- d) All vehicles belonging to residents that are to be parked on Condominium property must be registered with the Board of Trustees or with an office or company designated by the Board of Trustees.

4. PARKING VIOLATIONS

- a) **Unauthorized vehicles, vehicles parked in violation of these rules, and/or vehicles parked in unauthorized areas shall constitute a violation of the Rules and Regulations.**
- b) **Any vehicle belonging to a unit owner, his/her guests or invitees, which violates the above-referred to parking Rules and Regulations, shall subject the owner of said unit to a fine as from time to time provided by vote of the Board of Trustees, which fine shall be added to the unit owner's common expenses.**
- c) **For any violation of these Rules and Regulations, said vehicle shall be subject to towing at the expenses of the vehicle owner in accordance with Massachusetts General Laws Chapter 266, Sec 120D.**