

C. Parking Spaces - The following Rules and Regulations are taken directly from Article V, Section 5.1 of the By Laws of the Association.

The owners of each Unit shall have the exclusive use of two (2) parking space(s) to be designated in initial Unit Deed from the Grantor.

The Parking Spaces may be used only for parking of private automobiles, motorcycles, and noncommercial vans and recreational vehicles for the personal use of Unit Owners entitled to use said Parking Spaces, and their immediate families. No trucks, boats, trailers (whether capable of independent operations or attached to an automobile or other vehicle) may be parked in the Parking Spaces, except with the written consent of the Condominium Trust. Only one vehicle is allowed in each Parking Space.

All vehicles shall be parked within their respective Parking Spaces defined as between the painted lines, the curb and the end of the space as defined by the painted lines. Vehicles not able to fit within this defined area are not permitted on the property.

A Unit Owner, by written permission, may permit any tenant, guest, servant, licensee, or other party, the right to use a Parking Space which said Unit Owner is entitled to use, but all parties using said Parking Space shall comply with the provisions relating to such use contained in this Master Deed, the Condominium Trust, and the rules and regulations promulgated pursuant to said Condominium Trust.

In instances where vehicles using the parking areas and facilities of the Condominium or Parking Spaces do not comply with the foregoing provisions, the Trustees of the Condominium Trust are authorized to allow the towing of the non-complying vehicles at the expense of the owner of such vehicles.

D. The following Parking Rules and Regulations, adopted by the Board of Trustees are in addition to the above.

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, 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 longer than the subject guest is appropriately on the property.
 - ii) A visitor's space may be occupied by a non-resident for no more than five (5) consecutive days. 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. **Frequent/weekly overnight visitors are considered residents for parking purposes and must use numbered spaces or rent a space by our post office.**
There are other situations where guests can be considered residents for parking purposes including daily day care providers and frequent visitors who may not be parking overnight. The objective of our parking regulations is to insure equal access for all residents to our limited parking spaces. Trustees have reserve the right to ask frequent visitors to find parking solutions other than visitor parking to fairly share the limited spaces available.
- c) Vehicles not intended for private, personal passenger use may not be on the property **at any time** except for those vehicles that are being used for repairs of unit owner owned building elements (inside of unit) or moving vehicles which may be parked in visitor spaces or unit spaces between the hours of 8:00 AM and 8:00 PM.

Vehicles not intended for immediate moving or immediate repairs will be charged a storage fee of \$250.00 per incident (per day) and vehicles on the property before or after the authorized hours are also subject to the storage charge. Vehicles intended to maintain or repair Common Property and as authorized by the Board of Trustees for these purposes are not subject to this policy.

- d) Residents are to instruct their visitors to use only those spaces so designated for visitors and to follow all parking rules as posted signs indicate.
- 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.