

BOARD OF DIRECTOR'S RESOLUTION

PERTAINING TO THE PARKING AND TOWING FOR THE GRAND TETON VILLAGE HOMEOWNERS ASSOCIATION

AUTHORITY AND PURPOSE OF RESOLUTION:

WHEREAS, the Grand Teton Village Homeowners Association ("the Association") is a Nevada Non-Profit Corporation duly organized and existing under the laws of the State of Nevada; and CC&Rs, Article VI, Sections 6.1 give the Board the power to adopt, amend, repeal, and enforce reasonable rules for the use of the Properties, including parking thereon; and

WHEREAS, CC&Rs, Article IV, Sections 4.17, 4.18, 4.19, and 4.21 governs parking within the Association; and

WHEREAS, NRS116.3102 gives the Board of Directors rule-making authority; and

WHEREAS, the Board of Directors has recently determined that owners, tenants and guests are regularly and improperly parking and storing vehicles so as to violate the parking and vehicular restrictions of the Association CC&Rs and the Board believes that it is in the best interest of the Association to adopt a rule clarifying the parking and no parking areas and to provide a rule specifying the process for enforcement of parking violations and to adopt this Parking and Towing Enforcement Resolution.

RESOLUTION

NOW, BE IT RESOLVED, in addition to the restrictions in the CC&Rs and other Governing Documents, the Board adopts the following Parking and Towing Enforcement Resolution:

WHEREAS, the CC&R, Article IV, Section 4.17 – Trucks Trailers, Campers and Boats
Identifies the parking restrictions for trucks, trailers, campers and boats in the community;

WHEREAS, the CC&Rs, Article IV, Section 4.18 – Motor Vehicles
Identify the parking restrictions for motor vehicles in the community;

WHEREAS, the CC&Rs, Article IV, Section 4.19 – Towing of Vehicles
Authorizes the Board of Directors to tow vehicles found to be in violation of the governing documents at the sole cost and expense of the owner of the vehicle or equipment;

WHEREAS, the CC&Rs, Article IV, Section 4.21 – Garages and Driveways
Requires that unit garages be used only for the parking of vehicles and not be used or converted for living or recreational activities;

WHEREAS, the Board of Directors has determined through the Architectural Committee that a variance in accordance with the CC&R, Article IV, Section 4.24 is applicable to the parking restrictions in the community.

NOW, THEREFORE, BE IT RESOLVED, the following parking restrictions and procedures shall apply to all owners and residents in the Grand Teton Village Community:

NOW, THEREFORE, BE IT RESOLVED, the following parking restrictions and procedures shall apply to all owners and residents in the Grand Teton Village Community:

A. Trucks, Trailers, Campers and Boats:

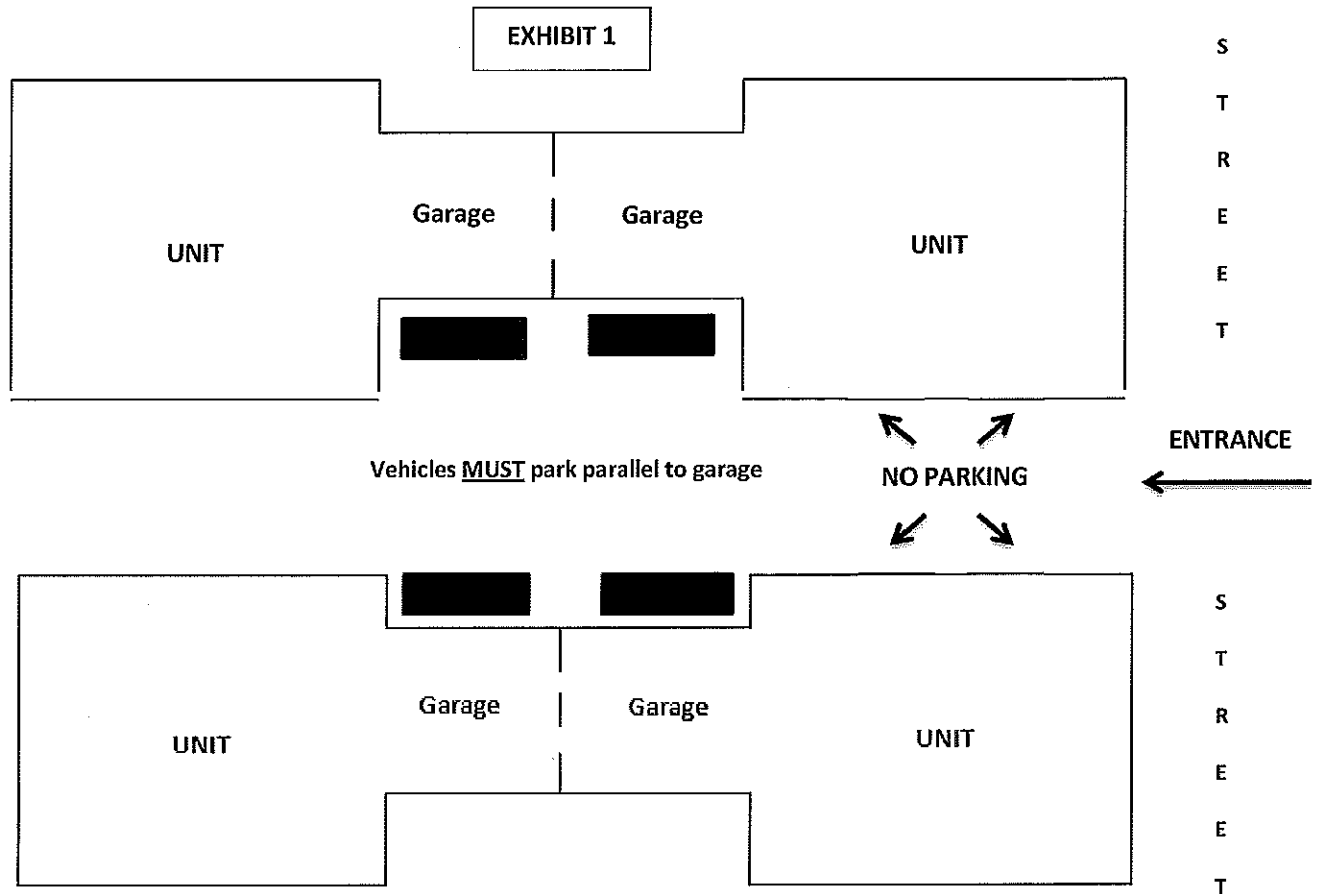
- I. No truck, bus, mobile home, travel trailer, tent trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any unit or common element or on any street so as to be visible from neighboring property without the prior written approval of the Board of Directors except for: the temporary parking of any such vehicle or equipment on the driveway of a unit or on a street for a period of not more than 48 hours within any seven day period for the purpose of cleaning, loading or unloading of such vehicles of such vehicle or equipment.
- II. Temporary construction trailers or facilities maintained during, and used exclusively in connection with, the construction of any improvement approved by the Architectural Committee; boats and vehicles parked in the garages on Units so long as such vehicles are in good operating condition and appearance and are not under repair;
- III. Motor vehicles not exceeding seven (7) feet in height and twenty-two (22) feet in length which are not used for commercial purposes and which do not display any commercial name, telephone number or message of any kind and which are parked in the garage or on the concrete driveway of a Unit, provided that such vehicles shall not be parked in such a manner as to block the sidewalks or impede pedestrian traffic in any way, and
- IV. If the size of the side yard of a Unit is sufficient to accommodate such use, a mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar equipment or vehicle not exceeding twelve (12) feet parked on the side yard of a Unit in an area enclosed by the side of the dwelling, the side yard wall, and a screened gate at least six (6) feet in height that separates the front yard and the side and back yards.

B. Motor Vehicles

- I. Except for emergency vehicle repairs, no automobile or other motor vehicle shall be constructed, reconstructed or repaired upon a unit or other property in the Community, and no inoperable vehicle may be stored or parked on any such unit as to be visible from neighboring property or to be visible from any common element or any street.
- II. No motorcycles, motorbike, all-terrain vehicle, off road vehicle or any similar vehicle shall be parked, maintained or operated on any portion of the Community except in garage or units.
- III. Parking on unpaved portions of the unit is prohibited.
- IV. Except as permitted in Section 4.17 above, the parking of any automobile or other motor vehicle on any road or street in the Community by a unit's owner or a resident is prohibited.
- V. Parking in red zones/fire lanes are prohibited. Red zones/fire lanes are identified by signs or by the red curbs.

QUARTETTES NEIGHBORHOOD (ATTACHED HOMES): The driveway is the concrete area directly behind the assigned unit garage door. Vehicle must be parked parallel to the garage and only one vehicle may be parked in a parallel to the garage (see exhibit 1 below) and only one vehicle may be parked in a unit driveway.

Homeowners of vehicles improperly parked in the driveway of a Quartette's unit are subject to rule enforcement per the governing documents.



- C. **TOWING POLICY:** The Board of Directors shall have the right to have any of truck, bus, mobile home, travel trailer, tent trailer, camper shell, detached camper, recreational vehicle, boat, trailer or similar equipment or vehicle or any automobile, motorcycle, motorbike, or other motor vehicle which is parked, kept, maintained, constructed, reconstructed, or repaired in violation of the Governing documents towed at the sole cost and expense of the owner of the vehicle or equipment. Any vehicle that is parked, or otherwise immobile or unauthorized, on any street within the Properties in violation of the above provisions, or any provision of the CC&Rs or any other applicable Governing Document of the Association, shall be subject to towing, where the Association has the right, but not the duty or the obligation, to have the violating vehicle towed, subject to the following:
- I. Prior to exercising the right to tow the vehicle, the Association, or a designee of the Association, shall post written notice on the violating vehicle forty-eight (48) hours prior to having it towed.
 - II. The notice shall state the vehicle is in violation of the Association's parking regulation and if the vehicle is not removed from the street or if it is not otherwise brought into compliance with all

parking regulation prior to the expiration of the forty-eight (48) hour notice, the vehicle may be towed.

- III. The forty-eight (48) hour notice applies from the time notice is given and shall run, regardless of any intermittent departures or different parking location within the Properties. Such notice shall deem to apply for three (3) months after the lapse of the initial forty-eight (48) hours, such that any vehicle that has been given notice is again found improperly parked anywhere on the Properties for the same violation at any time after lapse of the initial forty-eight (48) hours' notice, that vehicle may be removed without additional notice for a period of up to three (3) months, at the Board's discretion.
- IV. The vehicle owner shall be responsible for all expenses incurred in the towing and retrieval of the vehicle.
- V. The right of the Association to have a violating vehicle towed shall not require any notice (other than forty-eight (48) hours posting described herein) or hearing prior to removal of the vehicle.
- VI. Provided, however, any vehicle that is blocking a fire hydrant, designated red zone/fire lane or parking space designated for the handicap, or poses an imminent threat of causing a substantial adverse effect on the health, safety, or welfare of the Owners or Resident of the Properties, may be **immediately towed without any notice** and the vehicle owner shall be responsible for all expenses incurred in the towing and retrieval of the vehicle.

D. Violation Enforcement & Remedies:

- I. Penalties: The Association's right to tow a vehicle that is in violation with these provisions and/or the provisions of the CC&Rs or any other applicable Association Governing Documents, shall be in addition to the Association's right to institute any other enforcement procedure authorized by law and by the Association's Governing Documents, including but not limited to, levying of fines to the maximum extent allowed by law after Notice and Hearing.

BE ADVISED THAT IF A HEALTH, SAFETY, OR WELFARE VIOLATION IS NOTED, THIS POLICY MAY BE EXPEDITED AND/OR ABANDONED WITH OTHER STEPS TAKE TO ELIMINATE THE LIABILITY AS SOON AS POSSIBLE.

IN WITNESS WHEREOF, this PARKING AND TOWING ENFORCEMENT RESOLUTION has been adopted and approved by the Board on 4/23/13, 2013, in Grand Teton Village Homeowners Association. A Nevada Non-Profit Corporation.

By: Ryan Crowder

Its: President

By: Amanda L. Folks

Its: Secretary / TREASURER

(Print Name): Ryan Crowder

(Print Name): Amanda L. Folks