

Sunnybrook/Shadow Creek Manor Homeowners Association

Resolution for Street Parking Policy, Effective April 1, 2017

WHEREAS, the Board of Directors of Sunnybrook/Shadow Creek Manor Homeowners Association, is empowered to govern the affairs of the Homeowners Association pursuant to the CCR's Article II, Section 2.2, 2.3, & 2.10; Article V, Section 5.2; Article X, Section 10.17; and Article XVII, Section 17.1.

WHEREAS, the Board of Directors of Sunnybrook/Shadow Creek Manor Homeowners Association feels there is a need to adopt a policy for the Parking of Vehicles in the community.

WHEREAS, it is the intent that this policy shall be applicable to all owners, tenants, guests of owners and any others and will remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors of Sunnybrook/Shadow Creek Manor Homeowners Association.

WHEREAS, NOW, THEREFORE, BE IT RESOLVED THAT:

1. All vehicles in the community must be registered using the Vehicle Registration Form by April 1, 2017.
2. All requests for street parking must be in writing and submitted to the management company for Board approval using the Vehicle Registration Form. You must first park in the garage and driveway, before requesting street parking. You must indicate which vehicle will be parked in the street.
3. All vehicles that are approved for street parking must have the decal placed on the front driver's side windshield in the lower corner. No street parking by homeowners or tenants without board approval. Guests must show a guest pass hanging on their rear view mirror or they will be towed within 48 hrs.
4. Resident use of Guest Parking Passes is prohibited. Vehicles can be towed at the owner's expense.
5. Any changes in registered vehicles residing in the community require a new Vehicle Registration Form to be submitted to Management.
6. Resident vehicles shall be parked in garages and driveways at all times. Garages are to be used for parking; garage storage cannot prevent vehicle parking.
7. Residents/Tenants with more than 6 vehicles may be required to provide Current Vehicle Registrations from the respective Department of Motor Vehicles.
8. No parking is permitted which would restrict ingress or egress from the community or any street within the community.
9. Parking on unpaved portions of the unit is prohibited.
10. Commercial vehicles with signage must park in garages. Vehicles that do not fit in garage must be approved by the Board.
11. No commercial vehicles of any type may be visible in the community.
12. Recreational Vehicles (RV's) are not allowed to be parked on the streets in the community.
Recreational Vehicles are defined as motor homes, buses, trailer coaches, trailers, boats, water

- craft, aircraft, and campers. Loading, unloading, and cleaning of recreational vehicles is allowed for a period of up to 48 hours. Notify Management at parking@lasvegashoa.com of dates and time.
13. No major repairs and/or restoration of any vehicles shall be undertaken anywhere visible on the property. Vehicles that are leaking oil will be towed.
 14. No owner shall park, store, or keep anywhere within the property any vehicle or vehicular equipment, mobile or otherwise, deemed by the Board to be a nuisance.
 15. Unlicensed or inoperable vehicles of any kind are not permitted to be visible anywhere on the property.
 16. Unlicensed motorized vehicles of any type—including off-road vehicles and gas powered motorized scooters—are prohibited from being operated on the streets within the community.
 17. There will be no objectionable noise arising from the racing of car engines, the spinning of tires or any similar noise.
 18. Residents must observe the 15 miles per hour speed limit in the community.
 19. All owners, residents, tenants, and guests/invitees shall comply with Nevada State Law, Department of Motor Vehicle Regulations, community rules and policies, and applicable local ordinances within the community. Owners shall be liable for their families, guests, tenants, and invitees.
 20. The Board has authority to assess fines and tow vehicles in violation of these rules.
 21. All requests are handled on a case by case basis and the decision of the Board of Directors is final.
 22. Regular enforcement of this policy will be by a towing company (currently, Ashley's Towing). The towing company sign(s) will be posted in the community.

Vehicle towing tags are enforced for 180 days.

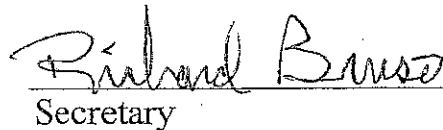
Signed this 11th day of February, 2017.



President

Michael Otay

Printed Name



Secretary

Richard Brusco

Printed Name