

Amended and Restated Rule and Regulation
RE: Vehicles and Parking

Vehicles & Parking

Parking in the development is limited by covenant and by zoning regulations. For the Townhome Lots, the primary parking spaces for the exclusive use of each Unit are in the Unit's garage and the driveway immediately in front of the garage. The spaces for parking in the area of the Townhome Lots other than the driveways are reserved for short-term, visitor and guest parking.

1. Parking is prohibited on the street at all times and in parking areas adjacent to designated snow storage areas when snow removal is occurring or necessary (see map of snow storage areas attached).

2. No trucks, trail bikes, recreational vehicles, motorhomes, motor coaches, snowmobiles, campers, trailers, boats or boat trailers or similar vehicles (other than passenger automobiles or pickup trucks of ½ ton or smaller capacity) or any other motorized or similar vehicles deemed inappropriate by the Executive Board will be parked, stored or in any manner kept or placed on any portion of the Property except in an enclosed garage.

a. A motor home, recreational vehicle or camper not otherwise allowed to be parked in this section may be parked in a Unit's driveway or in the short-term visitor and guest parking area adjacent to the Owner's Unit for the purpose of loading or unloading for no more than thirty-six (36) hours in any seven (7)-consecutive day period. It may not be parked in violation of sections 1 or 7 of this Vehicles & Parking Rule.

3. Outdoor parking of vehicles with company names, logos, phone numbers, websites, email or advertising of any sort is not allowed on the property. This restriction will not be deemed to prohibit commercial or construction vehicles from making deliveries or providing services to the Property or the Owners.

4. No person shall sleep in or otherwise occupy any motor vehicle overnight on the Property.

5. The parking or operation of motorized vehicles in landscaped areas is prohibited.

6. No work of any kind, repair or maintenance (including changing of oil and oil filter removal) to a vehicle is permitted outside of an enclosed garage.

7. The following vehicles will be towed away immediately at the vehicle owner's expense or at the expense of the unit owner when that information can be determined.

- a. Vehicles that are inoperative or not properly licensed.
- b. Vehicles obstructing traffic, walkways, snow removal or trash collection.
- c. Vehicles obstructing access to another Unit's parking spaces.
- d. Vehicles parked on the street, in posted "No Parking" zones and by fire hydrants.
- e. Vehicles parked on the Property in areas other than driveways and designated parking areas.
- f. Vehicles parked in landscaped areas.

8. No abandoned or inoperable vehicles of any kind will be stored or parked on any portion of the Property, other than within enclosed garages, except as provided below. "Abandoned or inoperable vehicle" is defined as any vehicle which has not been driven under its own propulsion for a period of three weeks or longer. This will not include vehicles parked by Owners while on vacation or residing away from Blue River Run, but only if any such Owner provides written notice to the Property Manager describing the vehicle, license plate information, and its location, and the Owner's date of departure and date of expected return. A written notice describing the "abandoned or inoperable vehicle" and requesting its removal may be personally served upon the vehicle's owner or posted on the unused vehicle. If such vehicle has not been removed within seventy-two (72) hours, the vehicle may be towed away at the expense of the owner or the Unit Owner.

9. Any member of the Executive Board shall have the authority to redirect or restrict the parking of any vehicle to facilitate traffic flow, parking access, snow removal or trash collection.