

Audubon Square Community Association, Inc.

Parking Rules and Regulations- Visitor Parking

Policy Resolution 2017-01

Whereas, Article IV, Sections 1,2, & 3 of the Declaration of Audubon Square Community Association, Inc. (“Declaration”), grants an easement for the use and enjoyment of the Common Areas for each Owner; and

Whereas, Article IV, Section 1(d) of the Declaration subjects such easement to reasonable rules and regulations, which the Association may adopt and enforce; and

Whereas, Article V, Section 3 of the By-Laws of the Audubon Square Community Association, Inc. (“Association”) shall have all the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by the Declaration of these By-Laws directed to be exercised and done by the members; and

Whereas, Article V, Section 3(d) of the By-Laws of the Audubon Square Community Association, Inc. (“Association”), promulgation and enforcement of such rules and regulation and such restrictions on or requirements as may be deemed proper respecting the use, occupancy and maintenance of the common areas and community facilities as are designated to present unreasonable interference with the use of the common area and community facilities by the members and others, all of which shall be consistent with law and provision of these By-Laws and the Declaration; and

Whereas, it is the intent of the Board of Directors to establish, clarify, define, extend and enforce rules and regulations with the respect to vehicular ingress and egress, and usage of all parking lots in the Common Areas and all parking spaces within Audubon Square Community Association, Inc. (“Association”), and to provide for the enforcement of such rules and regulations.

Now Therefore, the Board of Directors resolves to establish the following additions to the Parking Rules and Regulations (“Parking Rules”) within the Audubon Square Community.

I. Definitions

1. **Visitor Space-** a visitor is anyone who is not a Homeowner or Renter or a Regular Occupant of a fixed address in the Audubon Square Community.
 - a. Any vehicle found in any "Visitors" parking space for more than 7 consecutive days or 15 days in one month shall no longer be considered a "Visitors" vehicle.
 - b. Homeowners/Renters **must** notify the Management Company if their visitors will be needing the "Visitors" parking space for an extended period of time.
 - c. Changing from one "Visitors" parking space to another will constitute "Consecutive" Days parking.
 - d. The abuse of "Visitors" parking spaces shall result in the following
 - i. A warning on the vehicle
 - ii. Vehicle towing
2. **Regular Occupant-** is defined as someone who may have a permanent address elsewhere, but spends his/her days and/or nights at the Audubon address.

II. Guidelines for Visitor Parking

1. All vehicles parked in a marked "Visitors" space will be required to clearly display a valid Audubon Square HOA "Visitor" parking pass at all times, day or night. "Clearly" shall be defined as hung from the rear view mirror or placed in the center of the front dash board where it can be readily viewed (day or night) with the "dated" side facing outward.
3. Any vehicle parked in the "Visitors" spaces without displaying a valid Audubon Square HOA parking pass maybe subject to removal (towing) at the discretion of the Board or any member of the Board or its assigned management representative(s).
4. Overnight "Visitor" parking "maybe" monitored by an authorized towing agent and or any other "agent" as duly authorized by the Board. Said "agent" may have the express authorization to remove any vehicle from the "Visitors" spaces that do not conform to the Rules and Regulations and Bylaws of Audubon Square Homeowners Association Inc.
5. Visitor parking spaces are not to be used by homeowners/renters. These spaces are for visiting guests only. Homeowners/Renters abusing the visitor's spaces will be towed at their expense.
6. Homeowners/Renters having more than 2 vehicles must be legally parked on public streets.
7. Visitors must park in the same court as the homeowner they are visiting. Parking a vehicle on one court in a visitor space and walking over to another court is prohibited.

8. The Reserve Parking Plan of October 1, 1988 will be utilized for due process in regards to this and all other parking matters.

III. Effective Date- These Parking Rules shall become effective on and shall remain in full force and effect until such time as they may be amended or repealed.

This resolution was adopted this, the 15th day of August, 2017

President of Audubon Square HOA *[Signature]*

Date: 8/15/17

Vice President of Audubon Square HOA *[Signature]*

Date: 8/15/17

Secretary of Audubon Square HOA *[Signature]*

Date: 8-15-2017

Treasurer of Audubon Square HOA _____

Date: _____

Director at Large of Audubon Square HOA _____

Date: _____

To be recorded and placed in the HOA Handbook