

10/20

WOODLANDS PARKING POLICY

Revised From 5/8/13 To 10/21/2020

Parking Rules and Regulations

Unit Owners, their family members, guests, tenants, and employees shall abide by the following parking regulation:

- A. Storage of any motor/non motorized vehicles, including but not limited to cars, trucks, camper bodies, boats and trailers shall be prohibited except as may be otherwise permitted by the Associations Board of Directors, (unless prohibited altogether by the applicable zoning requirements). With the exception of motor vehicles owned by visitors or guests temporarily parked in driveways or designated parking areas for visits. The Board of Directors shall have the right to tow vehicles at owners expense.
- B. From Nov 1st to April 15th vehicles need to be moved to facilitate proper snow removal. Vehicles interfering with snow removal may be subject to towing at the vehicle owner's expense. After 1x tagging or verbal warning.
- C. Parking, at the Woodlands, is intended for non-commercial passenger vehicles only. Commercial vehicles owners will be given a current parking policy and advised it will be enforced. A variance will need to be submitted by the owner along with a picture of the vehicle and why it needs to be parked here. Failure to do so can result in fines/towing at the owner's expense.
- D. All vehicles parked on the property must have a legal, current registration and vehicle inspection sticker posted on the vehicle windshield. Current licence plates must be installed and visible on the vehicle.
- E. The Woodlands parking lots are for parking - Not for storage of unused vehicles. Any vehicle not moved within 14 days will be considered a stored vehicle. If tagged for violation, moving the vehicle to another parking spot does not make it a parked vehicle (does not restart the clock). The vehicle will be towed at the owner's expense.
- F. Vehicles shall park between the painted stripes and shall not park in such a manner as to block ready access to fire lanes, parking spaces, sidewalks, exits, dumpsters or other properly parked vehicles. Improperly parked vehicles are subject to immediate towing at the vehicle owner's expense.
- G. All traffic and parking regulations that may be posted in the parking lots and driveways shall be obeyed.
- H. Horns shall only be used when necessary for the safe operation of vehicles.
- I. Vehicles must be maintained in good repair. Vehicles found to be in disrepair, such as broken windows and flat tires, shall receive a written notice placed on the vehicle's window/windshield. Vehicles not repaired within 5 days of being tagged shall be subject to towing at the vehicle owner's expense.
- J. Vehicles found to be leaking oil, gasoline, diesel fuel or any other fluids shall be towed from the property immediately without any further notice to the vehicle owner. Leaking/damage from

vehicles on driveways, lawn or parking lots is the responsibility of the owner of the vehicle or if a visitor it will be the responsibility of the unit owner or resident.

- K. If a vehicle is tagged 2 times with the same problem the vehicle will be towed with no further notice at the owner's expense.
- L. Vehicles are to be parked in designated parking areas only. Driving or parking on the lawn areas of the property is not permitted. Vehicles parked on lawn areas are subject to immediate towing. Any damage done to lawn areas will be repaired by the Association and charged to the Unit Owner.
- M. All drivers shall use caution when entering, exiting, and while driving on the property. Posted speed limit is 10 mph.
- N. Repairing or washing of any vehicles, boats or machines of any kind on the property is strictly forbidden. Vehicles being repaired on the property are subject to immediate towing at owner's expense and Unit Owners may be assessed fines.
- O. Exceptions to any of the above, requires a written variance approved by the Board of Managers. Fines assessed for parking violations are considered additional assessments and are subject to late fees and assessment collection policies.

Handicapped Parking Spaces

Public policy for handicapped parking is delineated in the Federal Fair Housing Act and in the Americans With Disabilities Act. The Board of Managers has designated more than sufficient handicapped parking spaces to comply with those regulations. The Board of Managers will decline requests for assigned parking spots and to designate more handicapped parking spots. Enforcement of handicapped parking violations and Defacement of handicapped signs is the responsibility of law enforcement authorities.