

Stonegate #1 Parking Rules

PERMITTED VEHICLES

The following are defined as permitted vehicles:

Passenger type automobiles and pickup trucks having no more than four (4) entry doors and specifically excluding limousines or hearses used for personal or business purposes. Pickup trucks may not display "B" license plates, may not have work related items in the bed, may not have storage racks and may not have company logos painted or affixed to the exterior or visible from the exterior.

NON-PERMITTED VEHICLES

All vehicles, other than those defined above as permitted vehicles or any vehicles without current state license plates and appropriate municipal vehicle stickers, or commercial vehicles of any type or kind, such as commercial vans or pickup trucks having commercial advertising on the body are defined as non-permitted vehicles, provided, however, that commercial vans or pickup trucks used by an owner in his business and driven daily shall be classed as permitted vehicles providing such vehicles, unless otherwise determined by the Board, are garaged when not in use or overnight. Motorbikes and motorcycles must be garaged when not in use or overnight. Any motorcycle or motorbike determined to be a nuisance by the Board by reason of excessive noise, improper, reckless or unsafe use shall be prohibited. No Recreational vehicles (RV's) or trailers are allowed for more than 48 hours.

ABANDONED VEHICLES

A vehicle shall be deemed abandoned if:

- a) It is in a state of disrepair rendering it incapable of being driven in its present condition; or
- b) It has not been used or moved for seven (7) consecutive days or more and is apparently deserted; or
- c) It does not have a current, valid vehicle license plate; or
- d) The acts of the owner and condition of the vehicle clearly indicate it has been abandoned.

OTHER DEFINITIONS AND OR CONDITIONS

1. No permitted vehicle shall be parked, maintained or stored so as to obstruct passage of other permitted vehicles or emergency vehicles.

2. Vehicles of any type are restricted to the drives and parking areas of the Association, unless specifically authorized otherwise by the Board and/or its agents, and then, only for Association purposes. There shall be no parking or routes of passage across any other portions of the common elements, including all turf areas, sidewalks and fire lanes and driveways.

Any vehicle parked, maintained or stored on a common element, other than drives or parking areas, may be removed by the Association without notice to the vehicle owner and at the vehicle owner's expense, i.e., no parking in the street on Clayton Circle except in paved parking spaces

3. Parking, maintenance or storage of non-permitted vehicles on any portion or portions of the common elements, including drives, is expressly prohibited, except that commercial vehicles may park on permitted areas for their normal commercial purposes, so long as such parking is only for the period of time necessary to provide the commercial services requested by a dwelling resident or the Association and does not block the driving lanes.

4. Any vehicle parked, maintained or stored in violation of this section may be removed by the Association without notice to the vehicle owner and at the owner's expense.

5. Residents are not allowed to park vehicles in the visitor parking areas.

6. Each unit is allowed the exclusive use of two (2) reserved spaces in garage spaces, in case of units with only one (1) garage space an additional vehicle may use visitor spaces in compliance with all other rules contained herein.

7. Vehicles shall not be parked, maintained or stored in a manner which interferes with ingress to and egress from a driveway or other common elements.

8. Any vehicle that is parked, maintained or stored in violation of this section is considered to be interfering with ingress to and egress from a unit for

emergency purposes, or to be interfering with ingress to and egress from a unit for the protection, health, safety, comfort and welfare of the respective family residing therein, their respective guests, household help and other authorized individuals, and such vehicle may be removed by the Association without notice to the owner of said vehicle and at the vehicle owner's expense.

9. Any vehicle that is abandoned may be removed by the Association without notice to the owner of said vehicle and at the vehicle owner's expense.

10. No automobile repairs, greasing or oil changes are allowed on the drives, parking areas or other common elements. Vehicles may be washed and emergency repairs will be permitted if necessary, however, any damage caused to the common elements by a unit owner, his guest, tenant, family or invitee, shall be paid for by that unit owner.

11. The Association or its agent, when apprised of a possible violation of any of the above noted rules, shall investigate and determine whether a violation has occurred. If the Association determines that a violation has occurred, it may take any or all of the following actions in addition to removal of the vehicle for the reasons and under the circumstances noted:

- a. Attach a notification sticker to the vehicle, preferably on the driver's side window.
- b. Record the vehicle identification, including license number, vehicle sticker, date of violation, type of violation and vehicle owner, if known, on a permanent record of violations, substantially in the form which is attached hereto as "Witness Statement, to be maintained by the Association at its principal office or at such other place as is designated by the Board.
- c. Identify or attempt to identify the vehicle owner and notify said owner of the violation(s).
- d. Identify the unit owner and/or resident whose vehicle is causing the violation or whose guest or invitee is causing the violation.
- e. Notify the municipal authorities, asking that they issue a citation and/or remove the vehicle.
- f. Follow the procedures set forth in the enforcement policies set forth in that section of these Rules and Regulations.

12. Upon receipt of notice of a violation, unit owner must follow the procedure set forth in the enforcement policy.

13. The Board is hereby authorized to execute a contract with an appropriate company or individual to effect removal of vehicles pursuant to authorization under these Rules and Regulations.

14. The Board may designate a person, persons or a committee to make determinations of violations and to place stickers and notices on vehicles. Members of the Board or its agent shall notify the appropriate companies or individuals to remove vehicles.

Fines

1st Offense- Warning (verbal or written)

2nd Offense - \$35.00

3rd Offense - \$50.00 (and each additional violation by same owner)

WITNESS STATEMENT – VIOLATION COMPLAINT

If you witnessed a violation, complete the following concerning all your knowledge of an alleged violation of the Stonegate of Heron Creek #1 home Association Declaration, By-Laws, or Rules and Regulations.

Witness Name	Address	Telephone #
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Name, address and telephone # of any other witness

INFORMATION CONCERNING VIOLATION

Date: _____

Alleged Violator's Name

Alleged Violator's Address, city, state, and zip code

WITNESS OBSERVATION-NON-PARKING VIOLATION

Description of violation:

PARKING VIOLATION

Lic. Plate #, Make, Model, Color

Date	Location	Time of Day
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Indicate type of parking violation:

Prohibited Vehicle Parked on Grass or Sidewalk

In No Parking Area Blocking Driveway or Parking Area

In Visitor Parking Area Other: