

**FORRESTAL VILLAGE COMMUNITY SERVICES ASSOCIATION, INC.  
POLICY RESOLUTION NO. 14**

**USE OF COMMON AREAS -PARKING POLICIES**

**Revised: June 1, 2020**

WHEREAS, Article III, Section 3 (c)(2) and Article VII Section 1 of the Declaration of Covenants and Restrictions empowers the Board of Directors "to establish rules and regulations for the use of property...," and

WHEREAS, in accordance with the stated intent of the Declaration, "...to provide for the preservation and enhancement of property values, amenities and opportunities in said community contributing to the personal and general health, safety and welfare of residents" and in order to assure safe and attractive parking areas, the Board wishes to establish a parking policy;

NOW, THEREFORE, BE IT RESOLVED that the following amended rules shall replace any prior resolutions related to parking:

1. Passenger cars, passenger vans, sport utility vehicles, pickup trucks, and non-commercial trucks of less than one ton carrying capacity (i.e. payload) without signage may be parked within the community at any time, but may be parked only within the lines of approved parking spaces, in garages, or on driveway pads immediately in front of garages so long as they do not impede the sidewalk, the middle of a quad or the turning aisle in some parcel cul-de-sacs. Parking in a garage or on the driveway pad leading to a garage (providing it does not impede the sidewalk) is reserved to the owner or renter of the living unit and to his or her household and their guests or visitors. Homeowners and residents are responsible for proper parking by their guests.
2. Vehicles must have a current vehicle registration as required by law and have properly attached license plates and a current inspection sticker. Such vehicles must be operable and not constitute a nuisance by reason of noise, exhaust emissions or appearance (e.g., disrepair, rusted, broken windows, etc.). No commercial signs or symbols are allowed. Vehicles, including the make, model and license plate number, must be registered with Management yearly on the annual census. Changes during the year in vehicle ownership must be reported to Management immediately. Police will be called to identify unregistered vehicles and ticket them for any municipal violations.
3. Any vehicle having one or more of the following attributes is not allowed in the Princeton Landing community.
  - a. Commercial license plates
  - b. Signage on the vehicle (bumper stickers are allowed)
  - c. Gross load carrying capacity (i.e. payload) of greater than one ton
  - d. No license plates

- e. Expired inspection sticker
- f. Not operable
- g. Is a nuisance or hazard caused by noise, exhaust emissions or appearance
- h. Stored for more than three months

Exceptions to the above are as follows.

- a. The vehicle is in the community solely to perform a service for a resident. In such case the vehicle is not allowed to be in the community overnight and no cleaning or maintenance, other than emergency services, may be performed in the community. The service vehicle cannot be owned by the resident being serviced. In the case where this would be necessary, it requires the approval of Management.
  - b. Any vehicle that is only parked inside a closed garage.
4. Over-sized vehicles (e.g. motor homes, campers, other recreational vehicles, non-commercial trucks, etc.) are allowed in the community for not more than seventy-two hours, unless longer stays are approved by Management, and must be stored in the tennis parking lot. All other vehicles, such as motorcycles, snowmobiles, trail bikes and dune buggies, must be stored in closed garages.
  5. Vehicles may not be parked in any manner which violates local ordinance or state law (e.g. within 10' of a fire hydrant or 50' of a stop sign). Temporary parking on one side of the Sayre Drive loop road is permitted only with Management approval. Parking on parcel roadways is limited to short-term pick-up and deliveries. No overnight parking on parcel roadways is allowed, except in Parcel 7 (See item 9 for the exception).
  6. Vehicles must never block or obstruct a mailbox, as the Post office will not deliver mail to the box when this occurs.
  7. Parking at the Smith House is reserved for Members and their guests using the Smith House or the Smith House pool, for employees of the management company and for visitors to the Management office.
  8. Residents of living units in Parcel 2 (Units 1-68) will be assigned one parking space near their residence which is restricted to their use. Residents must park at least one of their vehicles in their assigned parking space. Those who have more than one vehicle should observe common sense and courtesy in choosing other unassigned parking spaces for their other vehicles. Residents in Parcel 2 must ask written permission from Management in order to park more than three vehicles. As space is limited, visitors and guests should be directed not to park in front of the units, but to park instead at the center islands or at the designated berms.
  9. Since there are no additional parking spaces in Parcel 7 (Units 270-316), guests or visitors may park only along the "outer" curb, not the "inner" curb because the street is not wide enough to safely allow parking on both sides.
  10. Extended storage of vehicles in other than one's own driveway is prohibited even if moved to another parking space. Vehicles may never remain in a parking space

- for more than fourteen (14) consecutive days. Exceptions for unusual circumstances, such as extended vacations, requires notification of the extenuating circumstances to Management. If Management finds the justification inadequate, it may reject it and the vehicle must be stored off-site.
11. Residents are required to close their garage doors, except for the time they are present because open garages are unsafe, unsightly and an invitation to thieves.
  12. The repair of vehicles in driveways, parking lots or parking spaces is expressly prohibited. Residents may clean their windows or wash and wax their cars provided that they are not interfering with traffic or other residents. Repairs may be completed only within garages. Disposal of oil, brake fluid, power steering fluid, automatic transmission fluid, antifreeze and windshield wiper fluid must be done properly and not allowed into the storm drains. Any spills must be immediately cleaned up by the resident. Failure to do so may result in Management having the area cleaned at the owner's expense and/or may result in the determination of a Covenants violation and imposition of a fine.
  13. Owners of vehicles may not double park or park in yards, on lawns, on sidewalks, on pathways, in emergency access lanes, in the middle of a quad (driveway for several houses) or the turning aisle that exist in some parcel cul-de-sacs. or in any other areas not authorized for regular operation or parking of automotive vehicles. Owners of vehicles causing damage to common elements will be charged for their repair.
  14. No resident may park in a parcel other than the one in which they live without written permission from Management unless visiting a resident in another parcel. In these cases, Management will consult with the Parcel Committee as to where the car is proposed to be parked. Exceptions will be made during parcel projects with the permission of Management.
  15. No parcel may stage a work area for construction or maintenance projects in another parcel's parking area without written permission from Management. In these cases, Management will consult with the Parcel Committee as to where and how long the items will be staged. The Parcel Committee accommodating the staging will be provided with a minimum of two weeks' notice. In the event of a dispute, the Board will make a final determination which will be binding on all parties.
  16. No resident may place a container such as a 'moving pod' or any type of dumpster in a driveway, parking space or parking lot without written permission from Management. Any damage caused by these items will be the sole responsibility of the owner. Failure to obtain permission may result in Management having the item removed at the owner's expense and/or fines levied by the Covenants Committee.
  17. Complaints about parking should be addressed to Management who will contact the violator and request cooperation in respecting the rules of the Township and the Association. Adhesive signs may be placed on the windshields of vehicles

parked in violation of these rules. If cooperation is not achieved, the Management will refer the violation to the Covenants Committee.

18. Owners of vehicles in violation of this resolution shall be given a written warning. Failure to comply shall result in fines of \$50/day.

Attest: \_\_\_\_\_  
Mary Ryan, Secretary

Date: \_\_\_\_\_

Adopted at a Regular Meeting of the Board of Directors on June 1, 2020