

**Glen Cove Homeowners Association
Amended and Restated Parking Resolution
November 2015**

WHEREAS, Article 4, Section 4.1(4) of the Bylaws, authorizes the Board to adopt an amend any reasonable rules and regulations not in conflict with the Governing Documents or the Property Owner Association Act; and

WHEREAS, Article V, Section 1(f) of the Declaration states that individual owners may have exclusive use of parking spaces as provided for in Article V; and

WHEREAS, Article V, Section 4 of the Declaration states that ownership of a Lot shall entitle an owner to the use of not more than two (2) parking spaces within the Association, one (1) of which may be permanently assigned to a specific Lot; and

WHEREAS, Articles 11 and 13, Sections 11.2(i) and 13.1(e), respectively, of the Bylaws authorize the Association to suspend the parking and other privileges for delinquent accounts more than 60 days old after notice and opportunity to be heard; and

WHEREAS, Article X, Section 13 and 14 of the Declaration expressly prohibits commercial trucks, busses and other commercial vehicles of any kind from being parking overnight within the Association and only allows private vehicles to be parked within the Association, and that any vehicle in violation of this provision may be removed by the Association at the owner's expense after 10 days written notice; and

WHEREAS, Article X, Section 14 of the Declaration expressly prohibits repair of automobiles within the Association; and

WHEREAS, the parking available on Zion Drive after its reconfiguration, has been greatly curtailed and the visitor parking available in the common areas is greatly limited and vehicles are being left for extended periods of time, further limiting the amount of available guest parking spaces, which are not intended to serve as long term vehicle storage;

WHEREAS, Common area parking refers to the street parking spots on Jib Lane and Anchor Court and to visitor spaces on Anchor Court (2 spaces), Riverboat Court (1 space) and Starboard Court (4 spaces).

NOW, THEREFORE, be it resolved that this resolution shall supersede and replace any and all parking resolutions that have been previously ratified by the Board and the following policies, regulations and procedures are hereby adopted.

I. Reserved Spaces

- 1) Each property has two reserved spaces assigned to it and any vehicle using a reserved space not authorized by the owner or resident of the lot to which it is assigned shall be subject to being towed at the discretion of the owner/resident.
- 2) An owner or resident may not use more than two (2) spaces within the Association.

II. Visitor Spaces

- 3) Parking in all visitor spaces (marked spaces on Jib Ln and Anchor Ct, as well as unmarked visitor spaces on Anchor Ct- 2 spaces, Riverboat Ct- 1 space and Starboard Ct- 4 spaces) is for 24 hour increments only.
- 4) Signage and/or asphalt paint may be posted alerting all drivers to the 24 hour time limit for parking. Lack of such painting or signage does not remove the restriction from the spaces.

- 5) The Board members will keep up a "meter monitor" system of enforcement. Tickets will be placed on vehicle windshields to document the originating time of measurement and parking space location. Ticketed vehicles still in that location after 24 hours will be towed. This will be enforceable at all times.

III. Vehicles Subject to Towing

- 1) Any vehicle parked on common area that displays out of date tags and/or expired inspection stickers, is inoperable may be towed without notice to the owner of the vehicle, regardless of the duration of their occupancy in a visitor space. If parked in a residential reserved parking space, the owner will be given 10 days' notice to correct the violation.
- 2) Any vehicle parked in a fire lane, a no parking zone or any other unauthorized area, creating a traffic or safety issue/hazard, double-parked or incorrectly aligned or situated in a parking space may be towed without notice to the owner of the vehicle.
- 3) Any owner or resident parking more than two vehicles within the Association, outside of their reserved spaces is subject to having the vehicle(s) towed.
- 4) Any commercial vehicle on the property after 8pm (unless it is a service vehicle for a contractor called by an owner/resident, which will not be remaining on the property overnight), after it has been ticketed with written notice that it may not park within the Association again or risk being towed without further notice.

IV. Suspension of Parking Privileges

- 1) Any owner more than 60 days delinquent in paying their assessment obligation is subject to having their parking privileges suspended, after notice is given and they have an opportunity to be heard.
- 2) Any owner whose privileges have been suspended may not park within the Association, either in a common area, visitor or assigned space. If an owner whose privileges are suspended is found to be parked within the Association, the vehicle is subject to immediate towing.
- 3) Parking privileges will be restored once a delinquent owner has become current with all assessments levied against their account.