

## Fortune Ridge Townhome Community

### PARKING AND VEHICLE RULES AND REGULATIONS

These parking rules and regulations are issued to ensure that all residents and visitors to the Fortune Ridge Townhome property are compliant with the Declaration of Covenants and are considerate of the needs and respectful of others as it applies to the use of vehicles on the property.

- 1. Parking Assignment and Control** As is typical for townhome communities, each townhome resident is granted the use of two parking spaces. These spaces have been specifically assigned to each townhome, with the unit number marked on the pavement. Residents may control the use of their assigned parking spaces as long as the control is compliant with the provision of this document, the Covenants, and any applicable laws. For example, residents may use their spaces for visitors, loan them to other residents, or have unauthorized vehicles removed from their granted spaces. The Association will not control the use of granted parking spaces, except as it may relate to unauthorized vehicles (see item 2. below). All parking anywhere on the property at Fortune Ridge shall be in designated, marked spaces and in no other locations. Any vehicle not parked in a designated, marked space will be towed without notice at the expense of the owner of the vehicle
- 2. Vehicle Restrictions** All vehicles must be maintained in good working condition, be properly licensed and properly inspected. No vehicle repairs, other than emergencies, are permitted on the property. No boats, trailers, campers, motor homes, trucks over  $\frac{3}{4}$  ton in size, airplanes or tractors may be parked on the property except those performing maintenance on a temporary basis.
- 3. Visitor Parking** In addition to parking spaces assigned to specific townhomes, some spaces are designated as "visitor" spaces. These spaces are marked with the letter "V". These spaces are available on a first-come basis for temporary parking of less than 24 hours for guests at the site. Visitor spaces may not be used for additional parking for resident vehicles (for example a third car for one unit) or any other use except temporary parking for guests.
- 4. Responsibility to Guests** Residents are responsible for helping their visitors find appropriate parking. Visitor parking options include designated "V" spaces, anywhere appropriate along Fortune Ridge Drive, and in neighbors' spaces *with their prior approval*.
- 5. Towing** Any resident is entitled to have a vehicle towed at any time if it is parked in an unauthorized space or an unmarked space.

July 15, 2004 (Revised February 10,2008)