

## PEBBLE CREEK TOWNHOMES ASSOCIATION

### PARKING POLICY

Whereas, there have been problems with homeowners, renters and guests parking other than in marked parking places and;

Whereas, the Board of Directors, in Article XI, Section 1. of the Declaration of Covenants, Conditions and Restrictions for Pebble Creek Townhomes, is granted the power to formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of the front yard space of each lot and the limited common areas and;

Whereas, in Article IV, Section 4. of the Declaration of Covenants, Conditions, and Restrictions for Pebble Creek Townhomes it states:

Parking Rights. The owner or owners of each lot shall be entitled to one assigned automobile parking space and to the use of at least one additional parking space (provided, the Association, in its discretion, may permit the use of more than one additional space), and the assigned space shall be as near and convenient to said lot as reasonably possible, together with the right of ingress and egress in and upon said parking spaces. The Association may regulate the parking of boats, trailers, and other such items on the limited common area (including the provision of special facilities for which a reasonable charge may be made). No boats or trailers shall be parked within the rights of way of any public or private street in or adjacent to the Property.

The Board of Directors has established the following policy:

- *Each homeowner is assigned two numbered parking spaces. These spaces are for the exclusive use of that homeowner who may assign them to his guests or renters.*
- *Visitors spaces, as designated, are for the use of visitors only and are not to be used by residents.*
- *No boats, trailers or commercial vehicles larger than a van are to be parked within Pebble Creek Townhomes.*
- *There is to be no parking other than in designated spaces on the asphalt.*
- *Parking on the grass on Pebble Creek Drive is prohibited.*
- *Violators will be subject to towing by the Association at the owner's expense*