

(Return)

Callan Park Townhomes HOA

125 Callan Park Lane, Cary NC 27511-3324 callanparkhoa@nc.rr.com

**CALLAN PARK TOWNHOMES OWNERS ASSOCIATION, INC.
RESOLUTION #2**

That the following resolution was adopted by the Board of Directors of Callan Park Townhomes Owners Association, Inc. (hereinafter "Association") as indicated below:

WHEREAS, the Association has the authority pursuant to Article X, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Callan Park Townhomes (hereinafter "Declaration") to adopt reasonable rules and regulations concerning the use and enjoyment of the yard space of each Lot and the use and enjoyment of the Common Area;

WHEREAS, the Declaration provides in Article IV that each owner has a right to the primary use of the driveways and/or paved parking pad areas located on the Association Property directly in front of such Owner's Lot;

WHEREAS, the Declaration provides in Article IV that the Association may limit the number of guests of Members;

WHEREAS, the Declaration provides in Article X that motor homes, RV's, campers, commercial vehicles, boats, or boat trailers are not permitted upon any Lot or the Association Property unless enclosed in a manner approved by the Board;

WHEREAS, the Declaration provides in Article X that no abandoned or inoperative vehicle may be kept upon any Lot or the Association Property, nor shall automobile repair activities take place upon any Lot;

WHEREAS, the Declaration provides that no vehicles may be parked on the sidewalks or within the private street rights-of-way, nor shall any vehicle be stored on any Lot except in or upon a driveway, garage, or parking pad;

WHEREAS, the Declaration provides that these parking prohibitions do not preclude occasional, overnight overflow parking within the private street rights-of-way for guests or other reasonable purposes, provided that no inconvenience is imposed upon the Owners of other Lots;

WHEREFORE, be it RESOLVED, that the Board of Directors of the Association approved and authorized the adoption of the following Parking Rules and Regulations pursuant to the authority granted in Article X, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Callan Park Townhomes:

WAKE COUNTY, NC 129
LAURA M RIDDICK
REGISTER OF DEEDS

Al Cazares, MS. Med., President, Callan Park Townhomes HOA
Col. Timothy Hayes, JAG, Vice President, Callan Park Townhomes HOA
Elizabeth Varner, JD, CPA, Treasure, Callan Park Townhomes HOA

PRESENTED & RECORDED ON
08/13/2015 13:59:25

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- 1) That, due to a limited number of parking spaces, each Owner of a Lot is entitled to two (2) parking spaces located directly in front of each Owner's lot. Please remember that these spaces are not "assigned" to the exclusive use of each Owner. If repeated violations of this rule are observed, the violating Owner (whether such violation is due to household members, guests, or invitees) may be fined for such violation and/or the offending vehicle may be towed.
- 2) That no owner may have more than two (2) guest spaces occupied by his guests or invitees at any one time without prior approval from the Board. Such requests must be made as soon as reasonably practicable prior to the need for additional parking. No guest may occupy a guest space continuously for a period of more than 48 hours without prior approval from the Board. For purposes of this rule, continuity shall not be broken by temporary absences or the moving of the vehicle from guest space to guest space.
- 3) That Owners must furnish the make, model, and license plate number for all vehicles of the Owner and their household members to the Association within five (5) days of the adoption of this Resolution, and thereafter within one (1) week upon acquisition of a new vehicle or move-in of a new owner or new household member.
- 4) That no household member may occupy the designated guest spaces. If any household has more than two vehicles; written application may be made to the Board for the use of additional temporary parking space. Such spaces will be awarded on a first-come, first served basis not to exceed seven (7) days if awarded. This is to ensure that all homeowners in possession of more than two vehicles are allowed equal opportunities to utilize a guest space. A waiting list will be maintained. This decision will be left to the Board's discretion and considerations for best interest of community will prevail. If additional parking spaces are not approved for use of homeowner, then each homeowner possessing more than two (2) vehicles will retain responsibility for off-site parking of extra vehicles. Parking needs of guests will supersede any temporary awarded spaces to a homeowner. Homeowners' refusal to vacate a guest parking space upon request will be subject to immediate towing at owner's expense and/or any violation charges.
- 5) The Association will allow homeowner's who only possess one (1) vehicle to enter into a contract to rent their extra space to another homeowner at their own discretion. The adopted amendments apply to any rented spaces. Decision to rent an unused space is solely the homeowner's decision. Any homeowner who rents their extra space will retain responsibility for a space rented to another homeowner.
- 6) That no owner's vehicle or household member's vehicle may be parked on the street at any time. That occasional street parking will be allowed for guests or members, provided that no vehicle is blocked from entry or exit as a result of such street parking

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and parking will not be allowed on the grass. Town of Cary laws will take precedence and prohibit the entrance/exit/access to a home/community blocked by a parked vehicle causing any emergency/police vehicle to not have street/driving access to said emergency.

- 7) No vehicle may be stored upon any Lot or upon Association Property, except in an approved designated parking space or parking area (i.e. garage, driveway, or parking pad). No parking upon the grass will be allowed. No blocking of the handicapped access ramps will be allowed.
- 8) No abandoned or inoperative vehicles will be allowed to remain upon any Lot or upon the Association Parking. For purposes of this rule, vehicles with expired registrations will be deemed abandoned.
- 9) No camper, motor home, RV, boat, boat trailer, commercial vehicle, or utility trailer will be allowed to be parked upon any Lot or the Association Property unless enclosed in a manner approved by the Board. Approved enclosures include garages.
- 10) The remaining extra parking spaces within Callan Park Townhomes shall be marked by painting GUESTS and/or VISITORS and are to be used only by visitors and/or guests of homeowners per Amendment 4 adoption and ruling by the Board. Guest/Visitor spaces are not to be used for the exclusive parking and/or storage of homeowners who possess more than two (2) vehicles.
- 11) Violations of these rules may be enforced by the imposition of fines and the towing of offending vehicles.
- 12) In order to continue to remain in compliance with existing CCR's related to parking and enforced towing, the Board maintains that a continuous open contract exists between Callan Park Townhomes and a certified towing company. The Board requires the HOA meet all legal requirements of the state of North Carolina for posting appropriate towing sign(s) of required size with mandated information to include the name of the towing company and their contact telephone number.

The foregoing action was approved at a meeting of the Board of Directors of the Association on July 15, 2015.

**CALLAN PARK TOWNHOMES OWNERS
ASSOCIATION, INC.**

Alfred Cazares

Al Cazares

President, Callan Park Townhomes HOA

Elizabeth Varner

Elizabeth Varner

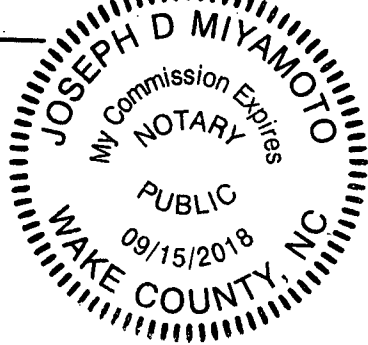
Callan Park Townhomes HOA

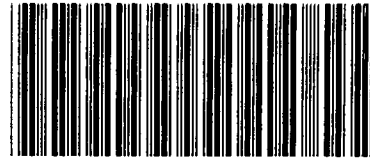
SUBSCRIBED AND SWORN TO BEFORE ME

THIS 13 DAY OF August, 2015.

BY Alfred Cazares & Elizabeth Varner

Joseph D Miyamoto
NOTARY PUBLIC





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**WAKE
COUNTY**
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Laura M. Riddick
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

____ # of Time Stamps Needed

This Document

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