

PARKING REGULATIONS

All unit occupants must regularly park at least one of their vehicles in their garage.

Non-commercial aircraft, watercraft, trailers, vehicles that are not “street legal” (e.g., dirt bikes, quad runners, dune buggies, motorized scooters) and non-operational vehicles (collectively, “Prohibited Vehicles”) and commercial type vehicles (see Rule 9) may not be parked in the Common Areas.

1. Unit occupants may only park vehicles that are neither Prohibited Vehicles nor commercial type vehicles in the Common Area parking spaces.
2. All vehicles parked in designated parking stalls may use only one parking stall at any given time. Vehicles that cannot fit into a single designated parking space may not take up two designated parking spaces, but, instead, must park outside the Association Complex. Vehicles must not extend more than **1 foot** into the street or over the curb.
3. No parking is permitted at any time in front of mailboxes, fire hydrants, red curb areas, or areas designated by “No Parking” signs.
4. Disabled or project vehicles may be parked in a garage provided there is space to park a street-legal, operating vehicle as well. If there is insufficient room, these vehicles must be stored off the Association Complex.
5. No parking is permitted in Upper or Lower Greenridge driveways or any area between buildings.
6. No parking is permitted in Upper or Lower Heatherview driveways or any area between buildings except those driveways that are car length cement drives leading into a garage.
7. Vehicles blocking streets, common area access, and resident garage access are subject to immediate tow at owner’s expense.
8. Vehicles abandoned or left unattended for more than **72 hours** are subject to **immediate tow**. (Please notify the Management Company in writing of any extenuating circumstances such as vacation, extended business travel or illness and on what date you will return and move the vehicle.)
9. Commercial-type vehicles including, but not limited to, panel trucks, flat-beds and stake-beds may park in designated parking areas only when contracted for service by the Association or a resident. Exceptions will be made only for commercial vehicles such as moving vans, utility trucks, delivery trucks, etc. while performing their service. Commercial type vehicles not providing authorized service must park off the Association Complex at all times.
10. The maximum speed limit on the Association streets is 5 miles per hour.
11. Repairing and restoring vehicles within the Association Complex may only be done in garages provided such repairs and/or restoration do not create a noise/pollution or nuisance problem for the neighbors. It is the owners’/tenants’ responsibility to completely remove any oil or stains from their driveway.
12. Vehicles violating any of the above Parking Regulations are subject to immediate tow. All costs incurred in the removal of vehicles, including, but not limited to, towing, storage, impound, and attorney fees will be charged to the owner of the vehicle involved or to the unit owner responsible. The Association is not responsible for any damage incurred to vehicles towed. Unit owners are responsible for their guests’ and tenants’ vehicle violations within the Association Complex.
13. Garage doors must be kept closed when occupants are not in the garage or transporting items to and from a vehicle.