

**TOWN SQUARE, ALTA MESA UNIT 11 COMMUNITY
HOMEOWNERS ASSOCIATION
PARKING POLICY RESOLUTION**

WHEREAS, Article VII, Section 1(a) of the Association's By-Laws provides the Board of Directors with the power to adopt and publish rules and regulations governing the use of the Common Area and personal conduct of the residents and guest and to establish penalties for the infraction thereof:

NOW, THEREFOR, BE IT RESOLVED THAT, the Board of Directors adopts the following rules with respect to vehicular parking on all areas of the subdivision.

NON-COMPLIANT VEHICLES:

Commercial, abandoned or junk vehicles may not park in open view within the community:

RULES AND REGULATIONS:

Parking of Vehicles within the Subdivision.

No resident or guest vehicles shall be parked on streets at any time when the resident driveway and/or garage have open, available, space for the vehicle.

Parking is strictly prohibited on sidewalks or any non-paved area.

No parking on streets between the hours of 10:00 PM and 6:00 AM unless a special variance has been requested and approved.

All non-compliant vehicles are prohibited from habitually/regularly parking within the subdivision except a) when picking up or delivering passengers or merchandise or during the performance of work or services at the location; or b) when stored out of view in the owner's garage and with garage door fully closed.

Fire Lanes and No Parking Zones.

Residents may not park vehicles in fire lanes. Each street within the community has one entire side dedicated to a fire lane, designated with signs.

Resident's Responsibilities.

All residents must ensure that their family members, tenants, guests, and/or contractors comply with Governing Documents and these rules and regulations.

ENFORCEMENT

Violation of these Parking Rules may result in the vehicle being towed. A "violation sticker" will be adhered to the vehicle windshield and fines will also be imposed as follows:

1st Violation: A letter stating the violation & requesting the parking rules be observed in the future. All subsequent violations are subject to fines.

2nd Violation: A letter will be sent to property owner(s) stating this is your 2nd violation and you have been assessed a monetary fine in the amount of \$50.

3rd Violation: A letter will be sent to property owner(s) stating this is your 3rd violation and you have been assessed a monetary fine in the amount of \$150

4th Violation: A letter will be sent to property owner(s) stating this is your 4th violation and you have been assessed a monetary fine in the amount of \$250.

Each Subsequent Notice: Your account will be assessed an addition monetary fine in the amount of \$350. Legal action or self-help may be taken and associated recovery fees may apply after the 4th notice.

Effective Date: The rules and regulation set forth in the policy resolution are effective as of July 1, 2023