

**QUINTA VERDE  
PARKING RULE**

Effective 2/08, 2006

**Background:**

This is a health and safety issue for our small community. Our streets are too narrow. Prior to any Board/Association efforts to control parking, we experienced problems with vehicles parking on two sides of the street, causing congestion. Trash trucks, mail trucks and particular emergency vehicles and fire trucks could not gain access. Daytime issues are mostly resolved by voluntary compliance and parking for service or deliveries is short-term. During the day, residents can be contacted fairly easily in an emergency. At night, it is more difficult.

There is a guest/overflow parking area that was created a number of years ago on Myrtle to help address the parking problem, but it did not solve it completely.

This Rule is a modification of the existing rule/policy that has existed for approximately two years.

**Rule:**

**No on-street parking is permitted within Quinta Verde on 6<sup>th</sup> Way or Myrtle between the hours of 11 p.m. and 5 a.m., applicable to vehicles of residents, owners, guests and visitors.**

**Residents/owners should therefore direct their guests/visitors to park in the garage, driveway, the guest/overflow parking area on Myrtle, or outside Quinta Verde on Nicolet if they are to be on the premises during those hours.**

**Residents may request and be granted a written temporary variance at least 30 days in advance (only) by the Board, in the Board's sole discretion based upon the circumstances presented. If possible, notice of Board-approved variances will be sent in advance to all homeowners.**

**Vehicles parked in violation of this Rule are subject to fines.**

**At all other hours of the day, in order to prevent congestion and keep the community attractive, the Board encourages residents to voluntarily have their own vehicles, and those of guests and visitors, parked in the garage, driveway, the guest/overflow parking area on Myrtle, or outside Quinta Verde on Nicolet.**

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### Enforcement:

The Board has enforcement authority, and acts with the assistance of the management company. If a Board member sees a vehicle parked on the street between 11 p.m. and 5:00 a.m., the Board member may take down information and cause appropriate action to be taken as shown below. If another resident sees a vehicle parked on the street during the hours of 11 p.m. and 5:00 a.m., the resident may report the information to the Board or the management company. However, the vehicle must be independently witnessed by a Board member or management personnel. Information reported for Association records should include date and time, vehicle type, color and license/registration, photo if possible, and driver if witnessed. However, the failure to obtain any item of information or a photo shall not be deemed a waiver of the Association's right to enforce the rule.

**FIRST INCIDENT:** Information pulled from MVD by Association law firm about vehicle registration. Letter then sent to resident or residents it appears from all circumstances and information may reasonably be associated with the vehicle, warning of fine for future incident, asking resident to contact the Board if information incorrect.

**SECOND INCIDENT:** Letter sent to resident and/or Lot owner reasonably believed associated with the vehicle, imposing \$50.00 fine, giving opportunity to appear before the Board for hearing to contest the fine. The Board has the discretion to determine what constitutes a First Incident or a Second Incident, e.g., if the vehicle is not the same it may be treated as a First Incident.

**THIRD AND SUBSEQUENT INCIDENTS:** Letter sent to resident and/or Lot owner reasonably believed associated with the vehicle, imposing \$100.00 fine, giving opportunity to appear before the Board for hearing to contest the fine.