

ROSE HILL FALLS COMMUNITY ASSOCIATION

POLICY RESOLUTION NO. 2

VEHICLE PARKING RULES AND REGULATIONS

WHEREAS, Article VII, Section 7, of the Declaration of Covenants, Conditions and Restrictions authorizes the Board of Directors to enforce the provisions of the Declaration and By-laws concerning prohibited uses and nuisances; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions and By-laws empower the Board of Directors to adopt and publish rules and regulations governing the community; and

WHEREAS, the Board of Directors desires and needs to establish orderly and judicious rules and regulations regarding parking areas within the community, as well as remedies for violations of such Rules.

NOW, THEREFORE, BE IT RESOLVED that the following parking rules and regulations be, and hereby are, adopted by the Board:

I. PARKING RIGHTS

1. The Rose Hill Falls Community Association parking areas are for the exclusive use of Association members, members' guests and members' lessees.

2. All parking spaces are to be marked and used on a first-come, first-serve basis. No Association member or members' lessee shall park in any designated guest parking space(s).

3. Vehicles should be parked within spaces provided and in such a manner as not to obstruct other parking spaces. Any vehicle parked in such a manner that it blocks one or more vehicles, occupies more than one space, is parked in a posted fire lane, is parked without authority in an assigned parking space, or is parked in a designated handicapped parking space without authorization, shall be subject to immediate towing WITHOUT NOTICE and liability to the Association or its Agent.

II. RESTRICTIONS

No commercial vehicles, trailers, campers, recreational vehicles, vehicles exceeding eighteen (18) feet in length, boats, or other vehicles not used for normal passenger transportation, may be parked in Rose Hill Falls. No junk or inoperable vehicles shall be kept in Rose Hill Falls. No vehicle within Rose Hill Falls shall display "For Sale" signs. All vehicles must be kept in

proper operating condition so as to not be a hazard or a nuisance by noise, exhaust, emission, appearance or otherwise. Also, all vehicles must have all state and local tags and inspection decals.

III. NOTICE

The Board or the Managing Agent shall make a reasonable attempt to give notice to the Owner of an offending vehicle according to the notice attached as Exhibit A. Reasonable notice shall consist of placing notice on the vehicle. If such vehicle is not removed or the violation corrected within seventy two (72) hours of issuance of the notice, the Board may have the offending vehicle towed at the expense and risk of the vehicle owner. Any vehicle previously noticed for violation of the same regulation shall be subject to towing WITHOUT NOTICE for a second offense of the same regulation.

Board members and the Managing Agent shall have authority to tow offending vehicles. Any vehicle parked in an "assigned" space without authorization of the Owner of the lot to which the space is assigned may be towed, WITHOUT NOTICE, upon the request of the Lot Owner or resident. The Lot Owner or resident must be present at the site of the vehicle when the tow truck arrives or the Board will not authorize towing of the vehicle.

IV. PARKING SPACES

No signs, initials, numbers, storage containers or any other additions or alterations to parking spaces may be painted, displayed, or erected by any resident. This restriction does not apply to a uniform numbering or lettering system that may be applied to all parking spaces by the Association.

V. ASSOCIATION NOT RESPONSIBLE

Nothing in this Resolution shall be construed to hold Rose Hill Falls Community Association, the Board of Directors, or its Agent, responsible for damage to vehicles or loss of property from vehicles parked upon the common areas or towed therefrom.

VI. ENFORCEMENT OF REGULATIONS

In addition to the towing provisions above, violations of the above regulations are subject to appropriate action by the Board including, but not limited to, the initiation of legal action by the Board of Directors. Should any legal action be required, all legal fees and costs shall be assessed and attributed to the Lot Owner responsible for the offense. Lot owners shall be responsible for the offenses of their tenants and guests.

ROSE HILL FALLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS

By: Richard W. Baker
President, Board of Directors

ATTEST:

I hereby certify the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of Rose Hill Falls Community Association this 5 day of May, 1992

Kenneth Kasutt
Secretary

EXHIBIT A

ROSE HILL FALLS COMMUNITY ASSOCIATION

NOTICE:

YOU ARE IN VIOLATION OF THE DULY ADOPTED PARKING POLICY RESOLUTION OF ROSE HILL FALLS COMMUNITY ASSOCIATION!

<u>DATE</u>	<u>TIME</u>	<u>DESCRIPTION OF VEHICLE</u>	<u>ID/LICENSE NUMBER</u>	<u>STATE</u>
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REASON FOR TAGGING VEHICLE:

___ PROHIBITED VEHICLE TYPE	Commercial vehicle, trailer, truck (excluding pick-up truck), camper, boat, bus or any motor vehicle exceeding 18 feet in overall length or with more than 4 tires.
___ IMPROPERLY PARKED VEHICLE	Occupies more than one space, parked in a designated "no parking" area, parked on any common area which is not designated for parking; or resident vehicle parked in guest parking.
___ VEHICLE LEFT UNATTENDED IN A VISIBLY DISASSEMBLED CONDITION	Inoperable vehicle.
___ OTHER	_____

If the above-referenced violation is not corrected or the violating vehicle removed within seventy two (72) hours from the date of this notice, this vehicle will be towed at the owner's risk and expense. The Association, or its Agent, assumes no responsibility whatsoever for any damage to vehicles towed.

Any vehicle previously noticed for a violation shall be subject to towing WITHOUT NOTICE for any second offense of that regulation.

FOR FURTHER INFORMATION, CONTACT MANAGEMENT AT (301) 320-2600 OR 1-800-242-3376

NOTICE ISSUED BY: _____