

PARKING AREAS AND DRIVEWAYS

These regulations have been approved by the Board of Directors and will be enforced by the Management Company. **Residents are responsible for notifying their guests** of all rules as stated below.

1. A speed limit of 10 miles per hour, on the premises, must be observed at all times. No exceptions will be tolerated.
2. No unlicensed person is allowed to drive a vehicle in the community.
3. Parking on the grass is prohibited at all times.
4. Parallel parking behind and along the garages is permitted on a drop-off basis **only**.
5. Owners are to park in their garages. Parking spaces in common areas are available for guests. Residents with more vehicles than their garage can accommodate should park their vehicles in the Clubhouse parking area, in the southeast corner of the common property behind Units #190-198 or in the 2 spots between the complex garage and Unit #172.
6. Overhead garage doors should be kept closed at all times when not in use.
7. Reserved parking areas behind ranch units are private property. Signs of uniform composition and design are posted to assure that these spaces will be available for the owner.
8. All vehicles parked in the common areas must fit between the lines without extending into the roadways, green areas or sidewalks.
9. ATV's, snow mobiles, skateboards, roller-skates and roller-blades are prohibited in all areas of the community. Bicycles are not permitted on pedestrian walkways.
10. Grassy areas are not to be used for recreational purposes.
11. Parking between garages is permitted for drop-off/pickup usage only.
12. No parking is permitted for any vehicle that is not licensed or not operational without permission from the Board. Any violations will be reported to the Sheriff's Department.
13. Campers and recreational vehicles may be parked behind homes for loading and unloading only. A driver must be available to move the vehicle if it becomes necessary. Once loading/unloading is complete the vehicle must be moved to the southeast corner parking spaces located behind Units #190-198. **The vehicle may not remain on Concord Square property without advance Board approval and receipt of a parking permit.**
14. No snowmobiles, boats or personal heavy-duty trucks will be allowed in the community.

15. Discharge of liquid from any vehicle onto any part of Concord Square confines, including the storm sewers is strictly forbidden. Any vehicle leaking fluid of any kind must be removed from the property as soon as the resident is made aware of the leak. If the resident fails to remove the vehicle within two hours after notification by the Property Supervisor or his designee, the vehicle will be towed at the owner's expense. Residents are liable for repair and clean up costs associated with any damages or stains made by the vehicle as well as the daily fee for the storage by the towing company.
16. No junk vehicles or major motor repair work will be allowed in the community.
17. Commercial vehicles (defined as any vehicle that displays advertising signage and/or equipment indicating that they are other than personal use vehicles) may be parked on Concord Square property only during periods of delivery or service to residents. Resident owned commercial vehicles may remain on the property only if they are parked in the owner's garage.
18. It is the homeowner's responsibility to make sure that vehicles on site to provide services do not block access to other resident's garages. As a courtesy, please notify your immediate neighbors so they are aware.
19. Homeowner's will be asked to provide the Property Management Company with the make/model of their vehicles along with the license plate number. It is the homeowner's responsibility to inform the Property Management Company if any vehicle changes or license plate changes.
20. Violations of this ordinance will be dealt with in the following manner:

First offense: The Management Company will officially warn the offender with a courtesy letter indicating the public parking areas.

Second offense: A fine of \$50 will be charged.

Third offense: A fine of \$100 will be charged.

Fourth offense: A fine of \$200 will be charged.

NOTE: Monetary penalties will be issued to the homeowner, not the tenant, and will become a lien against the townhome if not paid. Overdue accounts may also be sent to our attorney for collection, with interest and legal fees added to the amount owed. Loss of privileges (e.g. use of the pool or clubhouse) for a period up to 60 days