

## Creekside Village HOA Amended Parking Rule #2 Terms and Conditions

Amended Parking Rule #2, passed on April 27, 2006, establishes the following HOA policy:

Residents, other than residents residing within Lots 1, 3, 4, 6, 7, 22, 57 and 59 (addresses 100, 104, 106, 110, 112, 142, 332 and 336 Creekside Village Drive, the “Single-Car Lots”), may not park within designated visitor parking at any time unless space was previously assigned by the Association (Section 3.4). Residents of a Single-Car Lot shall at all times have the right to park no more than one vehicle in a visitor parking space. Residents on Lots other than the Single-Car Lots have the ability to park two vehicles within their Lot (one in the garage and one in the driveway apron). The Single-Car lots do not have sufficient room to park a vehicle on their driveway apron.

Amended Parking Rule #2 confers a usage license to residents of lots with one car on-lot parking. This does not constitute a transfer of property and under the terms of the Creekside Village CC&Rs is revocable by vote of the Board. This license is not transferrable to homeowners or residents of other lots.

The Board has issued parking tags that must be displayed in vehicles parking in guest parking under the terms of Amended Parking Rule #2. The right to park a vehicle in guest parking is conferred by Amended Parking Rule #2, and not by the parking tag. Parking tags are issued only to identify vehicles owned by residents of the lots identified in Amended Parking Rule #2.

A vehicle which is not registered to a resident of one of the lots explicitly identified in Amended Parking Rule #2, whether or not displaying a tag issued to identify said residents’ vehicles, has no license to park in guest parking under any terms or conditions other than those otherwise governing Creekside Village guest parking.

Allowing anyone who doesn’t reside in one of the lots explicitly identified in Amended Parking Rule #2 to use a tag issued according to said Rule may, at the Board’s discretion, result in fines, towing of inappropriately tagged vehicles, revocation of rights of specific lots under Amended Parking Rule #2 and/or repeal of Amended Parking Rule #2 altogether.

Section 3.4, Vehicle and Parking Restrictions, of the Creekside Village HOA CC&Rs states “Occupants may park vehicles on their driveway aprons, provided the vehicle fits entirely within the driveway apron on the Lot.” As the justification for the license granted under the terms of Amended Parking Rule #2 is that there is insufficient space on the lot’s driveway apron to park a second vehicle, a lot’s license may be revoked if the lot’s driveway apron is used for vehicle parking.

Other actions that may result in a revocation of the license granted by Amended Parking Rule #2 to the residents of a specific lot include failure to maintain room to park a vehicle in the garage on the lot as required by the Creekside Village CC&Rs or parking vehicles in violation of other Creekside Village parking policies.

If the license granted to residents of a specific lot to use a guest parking space is revoked due to violation of any of the aforementioned terms and conditions, the owner of that lot may be charged a fee to cover any costs associated with recalling old and/or issuing new parking passes.

The fee for replacement of a lost pass is \$50.00.

Beginning in 2012, the Board has determined that an annual fee of \$168.00 will be charged to cover the costs of administration and enforcement associated with the passes. Homeowners will be given the opportunity to renew or opt out of their pass on an annual basis or other schedule as determined by the Board.

Note that Parking Rule #2, and any rule adopted by the Creekside Village HOA Board of Directors, may be altered, amended or repealed at any time by vote of a majority of the Board members. Requisite procedures for soliciting feedback from the community will be followed prior to any such vote.