

Town and Country Community Corporation

Policy Resolution 2023 -3

Rules and Regulations Parking Passes

September 25, 2023

WHEREAS, the Association has the right to adopt and enforce rules and regulations governing the use of parking areas, including imposition of fines for the violations thereof, pursuant to Article IV, Section 1(f) of the Declaration,

WHEREAS, the Association shall establish rules and regulations needed to regulate the use of any parking areas for the benefit of all owners pursuant to Article IV, Section 4 of the Declaration.

WHEREAS, THE Board of Directors has identified a need to modify the parking policy to assure equitable parking arrangements for Town and Country residents and guests and to protect such parking areas for the sole use of Town and Country Community, effective November 1, 2023.

NOW THEREFOR, BE IT RESOLVED THAT the following policies are hereby adopted by the Board of Directors:

1. Every motorized vehicle parked in the Town and Country Community must display a Town and Country issued parking pass. Any vehicle parked in Town and Country without the official pass will be subject to towing.

2. Passes are to be hung on the rearview mirror of the vehicle with the pass number showing outward.

3. Passes for each unit will be issued to the homeowner upon receipt of the Town and Country registration form. A copy of this form is enclosed. It will be the homeowner's responsibility to issue the placards to any tenants living on his property as he deems appropriate. The homeowner is responsible for the tenant following the rules and regulations of parking within Town and Country.

4. Each unit will be given 2 resident and 1 guest passes free of charge. One additional pass may be purchased by the homeowner for an additional vehicle if needed for \$25.00. The \$25.00 fee is for the privilege of parking an additional vehicle beyond the two granted in our covenants. The pass remains the property of Town and Country. In no way does the pass or \$25.00 convey ownership of the parking spaces to the homeowner, other than what may already be deeded.

5. Units having their own private parking spaces will only be granted one free parking pass.

6. Any replacement or additional passes will be \$25.00. This fee may be increased by resolution of the Board of Directors at any time. The request for additional or replacement passes must come from the Homeowner with the proper documentation supplied to the Board of Directors.

7. The homeowner is responsible for collecting and returning the passes to the Board of Directors when a tenant vacates the property and applying for new passes with the required information for the new tenants' vehicles. No new passes will be given until the previous ones have been returned.

8. A Board member, or their designee will notify the towing company when a vehicle is in violation of this policy to have the vehicle removed. No one not given this authority by the Board of Directors shall have a vehicle towed for non-compliance of this resolution.

9. Homeowners not living on the property may request, in writing, a parking pass for their own personal use when coming to check on their property. This pass is for the sole use of the homeowner and may **not** be passed on to a tenant or other homeowner.

10. Homeowners are encouraged to contact the Board of Directors in advance for any special needs, circumstances, or events that may require additional consideration for parking.

11. Nothing in this Resolution shall be construed to hold the Association, its Board of Directors, its committees, or its agents responsible for damage to any vehicles or loss of property from any vehicles parked in Town and Country or during their removal.

This resolution will take effect November 1, 2023.