

MEADOW CREEK CONDOMINIUMS

Statement of Policies as of February 1, 2008

VEHICLES: Parking

Policies:

1. **Residents and guests only:** The parking lots at Meadow Creek are for the use of residents and their guests only.
2. **Assigned parking:** The assigned parking space for a unit is reserved for the use of the resident of that unit and their authorized guests.

Violations: A resident may have a vehicle towed from their assigned parking space at any time. The procedure for having a vehicle towed is as follows:

- Call All Hours Towing (546-7211).
 - Meet the tow truck, and have evidence (such as your driver's license) that you live in the unit for which the space is assigned.
 - Sign for the tow.
3. **Handicapped parking:** A handicapped resident may be assigned the parking space closest to the entrance to their building with the following conditions:
 - The resident's vehicle must have handicapped license plates.
 - The resident must pay for the changes in assigned parking signage needed to move the resident's parking space.
 - The signage for the resident's new parking space must show both the handicapped parking logo and their unit number.
 - The assigned parking space for the resident's unit must be returned to its original location when the resident sells or otherwise vacates the unit.
 4. **Unassigned parking:** The unassigned parking spaces in the parking lots are for short-term use only. That is, a vehicle may not be parked in an unassigned space for more than 48 hours without prior arrangements with the Association Office (935-9565).

Violations: A vehicle left in an unassigned parking space for more than 48 hours may be towed without notice.

- 4a. **Parked vehicle which takes up more than one space:** If management receives a complaint from a resident that (a) there is no open parking space in their assigned lot, (b) the resident is unable to park in the lot as a result, and (c) a vehicle is taking up more than one parking space, management will investigate.

Violations: If management investigates and determines that the complaint is valid, management may have the vehicle towed, which is taking up more than one parking space.

Management will not have the vehicle towed if the complaining resident has an unauthorized vehicle in their assigned parking space.

5. **10-minute drop-off parking:** At the end of main sidewalks at a number of locations around Meadow Creek, one or two parking spaces are identified as 10-minute parking. These spaces are for residents who need to unload their vehicle and need to park as close to their unit as possible.

Violations: Vehicles that are parked in violation of the limit will be towed to the impound lot without further notice.

6. **No parking or stopping in fire lanes, and no blocking of other vehicles.** A vehicle may not be parked or stopped in a designated fire lane at anytime. A vehicle may also not be parked so that it blocks another vehicle into a parking space or garage.

Violations: A vehicle parked in a designated fire lane or parked so that it blocks another vehicle may be towed by the Association Office or a resident at anytime without notice. A resident may have such a vehicle towed by calling All Hours Towing (952-546-7211) and describing the location of the vehicle.

7. **Limit on number of vehicles per unit:** The use of surface parking spaces is limited to one vehicle per adult resident. This means that at no time may a unit have more vehicles parked in surface parking spaces than there are adults lawfully residing in the unit. . "Adults lawfully residing in the unit" does not include adults who are residing in the unit in violation of the Association's Occupancy Limits policy.

No additional vehicle may be parked in a surface parking space without the prior written approval of the Association. Such approval shall only be granted in unusual situations where a resident has a special need.

This policy does not cover the vehicles of visitors and guests of residents while such visitors and guests are actually visiting or staying with residents.

8. **Motorcycles:** Motorcycles may not be parked anywhere except in a parking space or garage. From May through October, a parked motorcycle must have a board or other flat material under its kickstand so that the kickstand does not damage the asphalt of the parking lot.

9. **Excluded from parking lots:** The following are not allowed to be parked in any parking lot at Meadow Creek for any length of time:

- Trailers
- Recreational vehicles
- Boats
- Motor homes
- Snowmobiles
- Trucks with a gross weight greater than 9,000 pounds
- All-terrain vehicles
- Tractors

Only cars, vans, light trucks and motorcycles may be parked at Meadow Creek.

Violations: Vehicles other than cars, vans, light trucks, and motorcycles along with any other conveyances may be towed and impounded without notice.

10. **Current license plates required, and inoperable vehicles prohibited:** No unlicensed or inoperable vehicle may be parked outside. An unlicensed vehicle includes any vehicle without current license tabs. An inoperable vehicle includes any vehicle which:

- Has a flat tire or a broken-out window,
- Has a hood or a trunk that cannot be properly closed and locked,
- Is leaking fluid such as oil or gas,
- Is up on blocks or any kind of jack, or
- Cannot be started when it must be moved for snow plowing or other parking lot maintenance.

11. **No repair work:** No repair work nor any other type of maintenance can be done to vehicles in the parking lots of Meadow Creek.

The only exception is putting the spare tire on a vehicle when it has a flat tire. However, the vehicle may not be left unattended while this is being done.

Violations: In order to enforce this prohibition, the Association has adopted the following penalties:

- For a first offense, there will be a fine of \$100 for doing maintenance work on a vehicle in a parking lot. If the violator is a renter, the fine will be assessed against the owner of the unit occupied by the renter.
- For a second offense, parking privileges for the vehicle involved may be withdrawn. If parking privileges are withdrawn, and the vehicle is again found parked in any parking lot of the Association, it will be towed without notice.

In addition to the above penalties, a vehicle may be towed and impounded without notice if in the sole judgment of the Association, the vehicle constitutes a hazard.

12. **Parking lot maintenance, and snow plowing:** The following policy applies to towing which is done as a part of parking lot maintenance including snow plowing:

- When parking lot maintenance is done that requires residents to move their vehicles out of the parking lots, any vehicle that is not moved by its owner after notice is given will normally be towed to another location in or near Meadow Creek. **This will be done provided that a licensed and insured towing service is available and willing to move the vehicle. If no service is available and willing to move the vehicle, the vehicle will be towed to the impound lot of the towing service that is used by the Association.**
- The first time that a vehicle is moved, a notice in a plastic envelope will be placed under the windshield of the vehicle. The notice will advise the owner of

the vehicle that a fine has been assessed against the vehicle for the owner's failure to move it when notified.

- Any fine for not moving a vehicle is due and payable immediately.
- If a vehicle needs to be moved again, and the fine has been paid for the last time that the vehicle was moved, the vehicle will simply be moved to a location in or near Meadow Creek. **If a vehicle needs to be moved again, and the fine has not been paid for the last time that the vehicle was moved, the vehicle will be towed to the impound lot of the towing service that is used by the Association.**

Notwithstanding anything to the contrary in this Section 12, vehicles parked between snow emergency signs, when there has been one inch or more of snow, and the snow has not yet been plowed, may be towed to the impound lot without further notice.

13. **Restrictions on overnight parking of commercial vehicles:** Vehicles that are used, or appear to be used, for commercial purposes may be parked over night in a parking space only if any equipment, supplies or other materials are enclosed entirely within the vehicle. No equipment, supplies or other materials may be left attached to the exterior of the vehicle or left otherwise in or on the vehicle exposed to the open air.

If the vehicle is a pickup truck or other type of truck with an open bed, the bed must have a rigid, locked cover in place if any equipment, supplies or other materials are left in the bed of the truck. A locked container designed for the bed of the truck is acceptable, provided that the container is securely installed in the bed of the truck.

NOTICE: Any resident or visitor who violates any provision of the above parking policies may have their vehicle towed and impounded without notice. If you think your vehicle has been towed, contact All Hours Towing (952-546-7211).