

## **ARBOR TERRACE HOMEOWNERS ASSOCIATION**

### **Resolution Number 3 – Parking and Traffic Policies**

WHEREAS Article 4, Section 4.10 Parking, Section 4.24 Association Rules and Regulations, of the Declaration and Article 4, Section 4.7 Powers, of the Bylaws of Arbor Terrace Homeowners Association, a nonprofit corporation formed under the laws of the State of Oregon, provides the Association, through the Board of Directors, the authority to adopt, modify or revoke Rules and Regulations governing the conduct of persons and the operation and use of the Lots as it may deem necessary or appropriate in order to preserve the peaceful and orderly use and enjoyment of the Property;

AND WHEREAS the Association is governed by the CC&Rs, which includes the architectural design guidelines, rules and general policies of the Association. The CC&Rs protect the common interests of all owners by helping to preserve optimum property values and provide an organization that works on behalf of the community to minimize the effects of both construction and non-construction related activities;

NOW, THEREFORE, BE IT RESOLVED THAT

1. Parking on the private lanes (Tracts A, C & D, also known as Langer Drive, Century Drive, Bailer Way and Silo Terrace – See Exhibit A, attached, for exact locations) creates a safety problem and can restrict the access of residents and their guests. The private lanes are only two lanes in width (19-20 feet) for traffic flow and driver visibility. Due to the narrowness of the private streets, the Fire Department requires the use of ladder trucks and safety equipment to access the homes on these streets. These vehicles require a large turning radius and a minimum width of 17.5 feet of road surface for ladders and stabilizers.
2. Due to emergency requirements, pedestrian and traffic safety, the Association contracts with a towing company to periodically drive through the community and automatically tow vehicles that are parked in the private lanes or on sidewalks.
3. Improperly parked vehicles can damage landscaping, common areas and block access by residents and their guests. Vehicles that are improperly parked shall be subject to fines and/or towing. The fine for the first citation is \$25 and \$50 for each repeat violation. This fine schedule also applies to other regulations within this resolution.
4. Guests and residents are the responsibility of the property owner. The fine structure will apply to the owner and the towing charges will be paid by the vehicle owner.

### **Parking and Traffic Regulations**

1. **Private lane parking is prohibited.** All vehicles must be parked in their own garages primarily (with garage doors closed except when entering or leaving); then if need be, on their own driveway (the paved area between their garage and the lane), or on one of the public streets in the community.

2. Guests are required to park within a garage, the driveway, or on a public street.
3. The only exception to street parking is an attended maintenance or delivery vehicles, on a temporary basis only, and between the hours of 8:00 a.m. and 7:00 p.m.
4. Vehicles must be licensed, be operative and in good repair. No work is to be performed on vehicles in the common areas. Routine maintenance that can be completed within twenty-four (24) hours is permitted in driveways only.
5. Using a neighbor's driveway for parking of vehicles is prohibited, unless that neighbor provides permission for use of their driveway.
6. The costs for towing improperly parked vehicles shall be at the vehicle owner's expense. Advance notice is not required prior to towing a vehicle.
7. Parking of boats, trailers, commercial vehicles, mobile homes, campers, other recreation vehicles or similar equipment is to be out of sight and limited to the confines of a garage, with the garage door closed.

Approved by the Board of Directors on June 14, 2007.

