

BOARD RESOLUTION – COMMUNITY PARKING

The Piney Station at Piney Orchard Homeowners Association, Inc. (herein after Association), sets forth these rules for community parking. HOA governing documents, Article V, Architectural Control, Use Restrictions and Exterior Maintenance, Page 17, states in part:

d). The Board of Directors shall have the right to adopt such additional and detailed rules and regulations regarding this clause (d) (common area use) as it may from time to time consider appropriate, including but not limited to provisions for the assessment of a fine for a violation of the provisions hereof or of such rule and regulation.”

WHEREAS, the Board of Directors for Piney Station at Piney Orchard Homeowners Association, Inc. (“Association”) is authorized to adopt reasonable rules and regulations in the interest of the community, pursuant to the above section of the governing documents and Article VII, Powers and Duties of the Board of Directors, (a). which reads in part: “the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Areas (including the Private Roadways, Private Court Areas, Open Space/Green Space and Recreational Areas) and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof, including the imposition of monetary fines, ...”

NOW THEREFORE, the Association adopts the following rules regarding a general parking policy within the parking areas and roadways of the Piney Station sub-division:

- No parking in front of mailboxes, outlined within the yellow curb lines, between 9:00 am and 6:00 pm Monday through Saturday. If the mail person cannot stop in front of the mailbox, they will not deliver mail to that group of boxes.
- No parking within the yellow curb lines marked in various places throughout the community. These have been established to ensure free flow of traffic and to allow homeowners easy ingress and egress from their parking spaces.
- No parking on the curb area (between Driveways) in front of the garage town homes on Black Oak Way, Meandering Way, and Junco Court. This restricts traffic flow and does not allow for safe and easy ingress or egress of into parking spaces.

- Residents are required to exhaust the parking in their driveway and assigned parking spaces before parking on the street. This is for safety and out of courtesy for drivers and pedestrians. It allows for easier access to driveways and parking spots. In the event of snow, it enables the plow to clear the streets.
- All vehicles parked in the community must be operable and have current registration.
- Residents who own more than two (2) vehicles, may not park their extra vehicle(s) in parking spaces designated “Guests”. These spaces are meant for the use of all residential guests. Such vehicles may be parked in the unmarked overflow spaces on Piney Pass and Junco Court.
- All residents must display the Piney Station Community sticker in the lower left corner of either the front or rear window of each vehicle. These stickers are used to identify resident owned vehicles.
- If any resident has a guest that stays for an extended period of time (over 7 days), he/she must notify the Property Management Company to ensure the guests vehicle is not mistaken as abandoned or suspect.

NOW BE IT RESOLVED THAT THE BOARD OF DIRECTORS HAS ADOPTED THESE PARKING RULES AND REGULATIONS AND THUS HAS THE ABILITY TO ENFORCE THESE RULES AND REGULATIONS, LEVY FINES, AND/OR HAVE VEHICLES TOWED WITHIN THE PINEY STATION COMMUNITY, AT THE EXPENSE OF THE VEHICLE’S OWNER.

Approved this _____ day of _____, 2004.

 President Date

 Vice President Date