

SKYBROOK RIDGE TOWNHOMES COMMUNITY ASSOCIATION  
RULES & REGULATIONS  
PARKING VIOLATIONS  
ADOPTED BY BOARD OF DIRECTORS SEPTEMBER 3, 2013  
UPDATED OCTOBER 2, 2017

In accordance with Skybrook Ridge Declaration of Covenants, Conditions and Restrictions, Article IX - Use Restrictions: Section One - Rules and Regulations and Section Six - Parking of Vehicles and Use of Property, the following parking violation rules have been adopted by the Skybrook Ridge Townhomes Community Association Board of Directors:

This rule applies to all owners, tenants, and visitors parking on Skybrook Ridge Townhomes Community Association property.

As declared in Skybrook Ridge Townhomes Community Association (Skybrook Ridge TCA) CCRs, **owners may not park in any Skybrook Ridge Townhomes common area or street.** Further, visitors' right to park within the designated parking spaces is subject to the consent of the Skybrook Ridge TCA, which consent may be withheld in its sole and absolute discretion.

In accordance with these rules and regulations, the Skybrook Ridge TCA Board determines that any visitor parked in a designated on-street parking space in excess of seven (7) cumulative overnight periods or multiple seven-night periods within a thirty (30) day period is in violation of Article IX, Section Six. Owners may request a reasonable extension by contacting the then contracted management company. An extension will not be granted beyond this period when the owner has not used the four spaces within the owner's property. A designated on-street parking space is defined as within the boundaries of the marked street area without extending into or beyond the sidewalk area or any owner's driveway area.

If these rules are not complied with, the owner of the property associated with the visitor will then be subject to parking violation fines as specified below.

For the first violation of any part of the parking rules violation, the property owner will receive a compliance letter. The owner will have the right to a hearing with the Board and the Board will send a hearing results letter indicating that fines may be

imposed for failure to correct the violation in the designated timeframe. No warning or hearing is required for subsequent violations by a previously fined owner.

Fines are to be paid to the management company contracted by Skybrook Ridge TCA Board within 30 days of issuance. If not paid within 60 days, a lien may be placed on the property.

The Skybrook Ridge TCA Board by a majority of 80% (four of five members) may at their discretion modify lien terms if it is determined that extenuating circumstances warrant forbearance or forgiveness.

No boat, trailer, recreational vehicle, camper, camper truck or commercial vehicle may be stored or left on any part of the Common Open Spaces, driveway, any other part of a lot, or other part of the Skybrook Ridge TCA property.