

Rules Amendment – Vehicle Rules and Regulation Section

Effective this ___ day of _____, 2023, the Vehicle Rules and Regulation Section of the Association's Rules and Regulations dated November 2018 is amended to remove paragraph 6 of Section D (General Rules Regarding Vehicles) and replace it as follows (deleted language is shown by strike-outs)

6. ~~No additional items except those specifically mentioned (shopping carts, a dolly, strollers, walkers, medical equipment and bikes placed in front of the vehicle) may be stored in a parking space. Any items not allowed may be removed after due warning.~~

No items may be stored in a unit owner's assigned parking space ***except the following***: personal (not commercial) grocery carts, a dolly, strollers, baby car seats, walkers, medical equipment, bicycles, ***and a maximum of two (2) approved storage containers*** (see below). Any items placed in the parking space must be put ***against the wall***.

Approved storage containers are plastic black 27-gallon containers with a yellow lid. These are readily available at the big box stores or on-line.

All items must remain fully within a unit owner's assigned parking space and must not spill over into any adjoining spaces. In addition, at no time should a vehicle stick out beyond the support column or protrude into the drive lane.

Items that are strictly prohibited from being stored in a parking space include but are not limited to: gas cans, paint, propane tanks, charcoal, grills, appliances, toys, sports equipment (except for bicycles as stated above), and shelving units of any kind.

If an unallowed item is found stored in an owner's parking space, the unit owner shall be notified in writing by the Management Company giving them one (1) week to remove the item. If the item is not removed, a second notice will be sent giving the owner 24 hours to remove the item. If the owner fails to remove the item after the second notice, the Association or Management Company may remove the item. The Association or Management Company will store the item and send notice to the unit owner to pick it up. If the unit owner fails to pick up the item after due notice, the Association or Management Company may dispose of it. The unit owner will be subject to a fine and the cost of the removal, storage, and/or disposal of the item.

It is further understood that neither the Association nor the Management Company are responsible for the safety, security, or loss of any items stored in any parking area space.

Except as modified above, the Rules and Regulation remain in full force and effect.