

**LAKE OF THE PINES ASSOCIATION, INC.
RULES & REGULATIONS**



Parking (SR-18)

Article VIII, Section 17 of the *Lake of the Pines Association – Conformed Copy of the Restated Declaration of Covenants, Conditions and Restrictions* (the "Declaration" or "CC&Rs") contains "Parking and Vehicle Restrictions" for Lake of the Pines. Article VII, Section 17(e) of the CC&Rs authorizes the Board of Directors to adopt further reasonable rules and restrictions regarding parking other than specifically stated in the CC&Rs. Therefore, the following restrictions apply to parking within the Lake of the Pines Association ("Association").

The purpose of these Parking Rules is to promote the safety of the roadways and all residents within the Lake of the Pines community.

Parking Rules

1. Definitions.
 - a. Paved Surface of the Roadway - The term "Paved Surface of the Roadway," as stated in Article VII, Section 17(a) of the CC&Rs, shall be defined as the roadway traffic lanes.
 - b. Fog Line - A "Fog Line" is the four (4) inch wide solid white line delineating the outside edge of the traffic lane on a striped road.
 - c. Pedestrian Path – "Pedestrian Paths" along roadways are delineated by a six (6) inch side line creating a six (6) foot wide walkway.
 - d. Commercial Vehicles – "Commercial Vehicles" are trucks or vans with a payload capacity of two (2) tons or greater.
 - e. Striped Road – "Striped Road" shall mean any paved road with two-way traffic markings.
 - f. Non-Striped Road – "Non-Striped Road" shall mean any paved road that does not have two-way traffic markings.
2. Parking Lots. Vehicles parked within a Common Area parking lot shall be parked so that the vehicle is safely within the striped or designated space. Parking must comply with all signage, such as disabled spaces, "decal only" parking spaces, and time restrictions. No overnight parking is allowed in a Common Area parking lot without prior approval from the Association.
3. Parking Near Mailboxes, Fire Hydrants, Intersections. Vehicles shall not be parked within fifteen (15) feet of mailboxes or fire hydrants **or** within twenty-five (25) feet of cross street intersections.

4. Street Parking.
 - a. No “on-street” parking is allowed between the hours of 2 AM and 6 AM on Monday through Thursday, excluding major holidays and the night before and after a major holiday. This overnight parking prohibition includes parking anywhere within the Association’s sixty (60) feet wide street parcel, except on a private driveway with the owner’s permission.
 - b. Striped Roads.
 - i. Parking is allowed on striped roads, except between 2 AM and 6 AM on Monday through Thursday, excluding major holidays and the night before and after a major holiday, unless otherwise marked or restricted. No portion of the vehicle may extend beyond the Fog Line or obstruct the traffic lane.
 - ii. Where a Pedestrian Path exists by means of a six (6) inch delineation line or signage, parking is prohibited within six (6) feet from the delineation line, except that short term stops of two (2) hours or less are allowed provided that the vehicle is fully within the delineation line or the vehicle is safely marked with a traffic cone placed at the rear of the vehicle and the safety flashers are on.
 - c. Non-Striped Roads.
 - i. Parking is allowed on non-striped roads, except between 2 AM and 6 AM on Monday through Thursday, excluding major holidays and the night before and after a major holiday, unless otherwise marked or restricted. At least eighteen (18) feet must be retained for unobstructed two-way traffic lanes.
 - ii. Parking on Non-Striped Roads is prohibited where access for emergency vehicles may be impeded or when at least eighteen (18) feet of unobstructed traffic lane width is not maintained.
5. Special Events. When residents are holding a gathering at their home and there are insufficient parking areas to accommodate their guests, Public Safety should be contacted in advance to assist the resident in determining appropriate and safe parking for the gathering.
6. Commercial Vehicles. Commercial Vehicles are prohibited from being parked overnight on any lot without prior approval from the Association.
7. Recreational Vehicles. Recreational Vehicles may be parked for up to 72 hours before or after a trip for the purpose of loading and unloading, provided the owner first receives a 72-hour parking permit from the Association. 72-hour parking permits may be obtained at the front gate house or the Administration office.
8. Towing. The Board shall have the power to impose fines and other sanctions for violations of provisions of the Governing Documents relating to vehicles and parking. Such authority and power shall include, without limitation, the power and authority:

- a. To cause the towing, at the vehicle owner's expense, of vehicles which are parked within the Association in violation of any of the provisions of the Governing Documents, provided that towing of vehicles of guests and other non-Residents of the Association shall be subject to the provisions of applicable law. Costs incurred by the Association relating to the towing and/or storage of any vehicle parked in violation of any provision of the Governing Documents shall be assessed as a Reimbursement Assessment against the Lot Owner responsible or whose household members, tenants, Contract Purchasers, or guests are responsible for the presence of such vehicle.
- b. To fix and impose fines for violations of this section in accordance with the Declaration and the Bylaws.

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