

# **FMOA PARKING RULES AND REGULATIONS**

## **PERMANENT OVERNIGHT PARKING**

Where parking is permitted:

1. Garages
2. Driveways
3. Paved Areas connected to the driveway

Where parking is not permitted:

1. Streets
2. Common Area (10' Street Easements)
3. Unpaved areas

## **TEMPORARY PARKING**

Where parking is permitted:

1. Garages
2. Driveways
3. Paved Areas connected to the driveway
4. Common Area (10' Street Easements)
5. Unpaved areas

Where parking is limited to:

1. Visitors and Guests for daytime and evening use only. (Not Overnight)
2. Visitors and Guests overnight parking with permit issued by Security
3. Delivery or Contractor vehicles during regular working hours
4. Residents, loading and unloading only
5. Snow conditions with permit issued from Security
6. Driveway repairs with permit issued from Security

## **RECREATIONAL VEHICLE PARKING (boats, trailer, motor homes, campers, commercial vehicles)**

### **PERMANENT PARKING**

Where parking is permitted:

1. Garages only

Where parking is not permitted:

1. Streets
2. Common Area (10' Street Easements)
3. Unpaved areas
4. Driveways
5. Paved parking areas

### **TEMPORARY PARKING**

1. Specific authorization by the Association (See Parking Permits)

## **PARKING PERMITS**

FMOA Security may issue parking permits for owners or residents for the following use:

1. MEMBERS PERSONAL VEHICLES – Daily (for extended loading and unloading snow removal, driveway repairs)
2. MEMBERS GUESTS – Overnight or three day maximum
3. R.V., BOATS, TRAILERS – Seven day maximum

All other requests must be submitted to the Association office for authorization.

**IDENTIFICATION OF DRIVEWAYS AND PERMANENT PARKING AREAS WILL BE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE (ARC), BEFORE CONSTRUCTION.**

## **PARKING VIOLATIONS COMPLIANCE**

FMOA Administration and Security will adhere to the following procedures when citing a violation:

1. Make a reasonable attempt to locate the Owner or resident of the vehicle to request they remove the vehicle in violation.
2. If the Owner or resident cannot be located, a ticket will be posted on the windshield of the vehicle and the office will send a notice of violation and the corrective action required.
3. If the violation is not corrected in accordance with the letter, the Board of Directors will pursue disciplinary action which may include the imposition of a fine and in some cases the towing of the vehicle at the owner's expense.

## RULES AND REGULATIONS FOR PARKING

WHEREAS, the CC&Rs, Article VIII, Section 14, Parking and Vehicle Resolution.

- (a) Except as provided in subparagraph (b) below, no owner or occupant of any Parcel within the Properties shall place, store, park or keep any motor vehicles having a capacity in excess of one ton, any trailer, motor home, recreational vehicle, camper, boat or other types of trailers on any Parcel or street within the Properties except in locations designated by the Association. No motor vehicle shall be constructed, reconstructed or repaired within the properties and no dilapidated or inoperable vehicle including vehicles without wheel(s) or an engine, shall be stored on the Properties; provided, however, that the provisions of this paragraph shall not apply to emergency vehicle repairs or routine tune-up maintenance performed within a garage. No commercial vehicles in excess of one ton shall be parked or stored on any Lot or carport or on the streets within the Properties except for commercial vehicles providing services to Owners or the Association, and in that event only for the duration reasonably necessary to provide such service.
- (b) Trailers, motor homes, boats, campers and other recreational or commercial vehicles may be kept on an Owner's Lot so long as such vehicles are kept in a closed garage and do not require the Owner or occupant to park his or her other vehicles on the street.
- (c) The Board shall have the authority to tow or restrain (such as by use of a "Denver boot"), at the Owner's expense, any vehicle parked or stored in violation of this section. The Board shall post such notices or signs within the parking area as may be required by law to effectuate this enforcement provision.
- (d) The Board shall have the authority to promulgate such further rules and restrictions regarding parking and vehicles within the Properties as may be deemed prudent and appropriate.
- (e) Parking shall not be permitted on any street or on any Lot, except within garages, carports or designated parking areas.

WHEREAS, the CC&R's, Article III, Section 7, Association Rules. (a) Rule making power of the Board, (iv) parking:

(a) Rule making Power. The Board may, from time to time and subject to the provisions of this Declaration, propose, enact and amend rules and regulations of general application to the Owners of Parcels within the Properties. Such rules may concern, but need not be limited to: (iv) regulation of parking, etc.

WHEREAS, the Association owns the Streets, Common areas (10' street easements) within FMOA and desires those areas to be used in a safe manner.

WHEREAS, the Board of Directors has determined if necessary to establish **Rules and Regulations for Parking** within FMOA.

NOW THEREFORE BE IT RESOLVED that the following Rules and Regulations will apply to the use of the Streets, and Common areas (10' street easements) with regard to parking of vehicles.