



**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ASSOCIATION OF UNIT OWNERS OF
SYLVAN HEIGHTS CONDOMINIUMS
REGARDING PARKING AND VEHICLE STORAGE**

WHEREAS, the bylaws provide that all unit owners and all persons using the Condominium property shall be subject to the bylaws and to all rules and regulations that are promulgated thereunder.

WHEREAS, the bylaws provide that the Board of Directors shall have all the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties which by law or the declaration or the bylaws may not be delegated to the Board of Directors by the owners.

WHEREAS, the bylaws provide that, except with the consent of the Board of Directors of the Association or Manager, no trailer, truck, camper, motorcycle, boat or boat trailer or other recreational vehicle, or vehicle in a state of disrepair shall be parked in any portion of the Condominium property, except in areas designated for such purpose by the Board of Directors.

WHEREAS, the Board of Directors has the authority to adopt and modify rules and regulations governing the conduct of persons and the operation of the units and the common elements.

NOW THEREFORE, BE IT RESOLVED,

The following rules have been adopted by the Board of Directors:

- A. **PARKING:** Parking in the Sylvan Heights Condominium ("Condominium") property is limited to covered parking areas and designated parking spots, with a Sylvan Heights parking sticker issued by the Association. Each owner is provided one undesignated uncovered parking spot and one designated covered parking spot. Parking outside of the designated areas or without a parking sticker will result in ticketing.

Procedures:

Step 1 - The Board of Directors shall issue a written notice of violation to any vehicle parked in violation of any provision of this Resolution. The notice shall contain (1) the time and date of violation, (2) location and nature of violation, and (3) description of vehicle data as to make (including year if known), model, state license number and resident guest/visitor information, if available. The notice shall also contain a specific warning that the vehicle is subject to immediate removal by towing by authority of this Resolution.

Step 2 - Upon issuing and placing the notice on the vehicle in violation, the Board of Directors shall make a reasonable effort to identify and locate the owner or operator of the vehicle to personally notify such owner/operator, by telephone or otherwise, that his/her vehicle is parked in violation and to request immediate compliance with the terms of this Resolution or the vehicle will be towed and stored off the premises at such owner/operator's expense and risk. Such notification and request will be made a record of fact. If the owner/operator cannot be identified and/or located for this notification, all efforts to do so shall also be made a record of fact. If additional effort to identify and locate the owner/operator is unsuccessful and the vehicle has not been moved within the time designated by the Board, the Board of Directors may have the vehicle removed by towing.

Step 3 - When notification has been made in accordance with Step 2 and the violation has not been corrected within the time designated by the Board, the Board may have the vehicle removed from the property by towing at the vehicle owner's risk and expense.

B. RESPONSIBILITY FOR GUESTS

Each owner is responsible for the conduct of their tenants, guests or visitors as it relates to the operation, parking and proper use of vehicles within the Sylvan Heights community.

C. RECREATIONAL VEHICLES, TRAILERS, AND RELATED EQUIPMENT:

Semi trucks, RVs, trailers, campers and similar types of vehicles and equipment are not permitted on the Condominium property at any time. All licensed vehicles such as snowmobiles, motorcycles, jet skis and ATV's are permitted in the carports as long as they have a current license, are under 15 total feet including the trailer and do not interfere with adjoining carports.

D. BOAT STORAGE SPACES: Boat storage spaces are available on the Condominium property on a first-come, first-served basis. Boats shall be limited to 25 feet in total length, including the boat trailer. Boat spaces are available at \$20 per month, however, the owner must sign a 6 month lease. Boats smaller than 15 feet are permitted to be stored in residents' assigned covered parking spot as an additional vehicle.


E. LONG TERM STORAGE OF VEHICLES: A vehicle is considered to be in long term storage if it has not been moved in 10 or more days. If a vehicle is declared to be in long term storage, the Board of Directors may require the owner to remove the vehicle from the Condominium property or rent a covered parking spot at \$20 per month, or be subject to towing at the owner's expense. Non-resident owners shall not park or store vehicles in Sylvan Heights for any purpose. Non-residents who park or store vehicles in Sylvan Heights will have their vehicles towed at the owner's expense.

F. NO JUNK OR DERELICT VEHICLE shall be parked in the covered parking areas and designated parking spots at any time. Any motor vehicle that cannot be operated in its existing condition because the parts necessary for operation, such as but not limited to tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals removed, damaged or destroyed, shall be deemed a junk or derelict vehicle regardless of the display of a valid State license, registration, or inspection sticker. Vehicles may not be worked on or re-built while on the property with the exception of cleaning and/or routine maintenance.

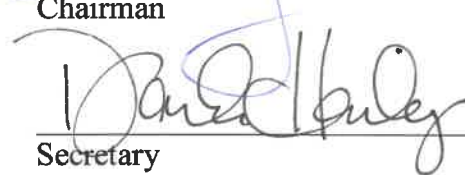
G. TOWING: Any violation of this Resolution will result in immediate towing at the owner's expense without any notice. Parking outside designated areas or without a parking sticker is subject to ticketing and towing as provided in Steps 1-3 above.

The Board reserves the right, in cases of continual or recurring violations, to take any action at law or in equity.

IN WITNESS WHEREOF, the officers signing below hereby certify that the foregoing Resolution was adopted by the Board of Directors at a duly called meeting on November 18, 2018.



Chairman



Secretary