

Canterbury Place Condominiums Council of-Co-Owners, Inc.

Parking Regulations and Policies

Effective: June 15, 2020

Approved: May 21, 2020

Intent:

It is the intent of the Association to regulate parking on Eastbridge Court and discourage parking which causes an obstruction to the flow of traffic in Canterbury Place. Parking on the roadway may impede emergency vehicles from responding to emergencies and impede general traffic from traveling within our community. Parking space in our community is limited and residents and guests are expected to observe these regulations to maintain traffic flow and for the general safety of our residents.

Scope:

This policy covers the common area grass, parking areas, driveways and roadways of the Canterbury Place Community. This Policy is intended to serve as a guideline for parking regulations and is not all inclusive. The HOA Board reserves the right to take any action which is in the best interest and safety of the Community.

1.00 Definitions

- 1.01 *"Association"* shall refer to the condominium community of the Canterbury Place Council of Co-Owners, Inc. (HOA)
- 1.02 *"Common Areas"* shall refer to the driveways, roadways, sidewalks, lawns and parking areas as represented in the charter of the Canterbury Place Council of Co-Owners, Inc.
- 1.03 *"Driveway"* shall refer to the paved area between the Unit's garage and roadway of Eastbridge Court or the common roadways of the Association.
- 1.04 *"Managing Agent"* shall refer to the Property Management Company and its' agents selected by the Board to provide management services for the Community.
- 1.05 *"President"* shall refer to the President of the Board of Directors which serves as the Chief Executive Officer for the Canterbury Place Council of Co-Owners, Inc.
- 1.06 *"Private Portion"* of Eastbridge Court shall refer to that portion of roadway owned and maintained by the Canterbury Place Council of Co-Owners, Inc.
- 1.07 *"Public Portion"* of Eastbridge Court shall refer to that portion of roadway owned and maintained by the City of Middletown.
- 1.08 *"Regime"* shall refer to the community of the Canterbury Place Council of Co-Owners, Inc.

2.00 General

- 2.01 The Board of Directors shall at all times manage and operate the Regime and have such powers and duties as may be necessary or proper including, without limitation, the assignment and supervision of motor vehicle parking along with the authority to make reasonable rules and impose fines. Ref: Canterbury Place By-Laws Article IV Section 1 Paragraph N
- 2.02 All vehicles parked in the Regime shall be parked in accordance with the Policies, By-Laws, and Master Deed documents of the Association. In addition, all vehicles parking in the Regime shall be parked in accordance with all parking, traffic and fire prevention ordinances of Louisville Metro Government, the City of Middletown and the Commonwealth of Kentucky. Vehicles parking in violation of any ordinance or fire prevention code are subject to citation, fines or towing at the owner's expense.

3.00 Canterbury Place Regime Parking

- 3.01 No commercial truck, motor home, recreational vehicle, bus, trailer, boat or inoperable automobile shall be regularly or habitually parked in the Regime unless same shall be parked in a closed garage. Ref: Canterbury Place By-Laws Article V Section 6 Paragraph M
- 3.02 One vehicle of the Unit Owner or Occupant must be parked in the garage before a second vehicle may be habitually parked in the Unit's driveway. Ref: Canterbury Place By-Laws Article V Section 6 Paragraph N
- A. Vehicles parked in driveways shall be parked in such a manner as to not extend beyond where the driveway meets the roadway.
- 3.03 If garage and driveway parking is full, guests may temporarily park on the curbed portion of Eastbridge Court providing they abide by all parking, traffic and fire prevention ordinances of Louisville Metro or the City of Middletown, Kentucky.

NO PARKING IS ALLOWED BESIDE A YELLOW STRIPED CURB AT ANYTIME

- 3.04 Moving or delivery vehicles may park on the non-curbed portions of Eastbridge Court for a limited time providing they don't block the street and the driver can immediately move the vehicle to allow Emergency Vehicles to pass.
- 3.05 No repairs or service to any vehicle will be permitted on the premises except for minor routine maintenance work on the owners' own vehicles, or emergency services such as tire and battery repairs. Toxic fluids from vehicles, such as anti-freeze or oil, may not be discharged on the driveways or into the sewer or drainage systems.
- 3.06 Clubhouse parking is reserved for resident and guest use of the pool and/or clubhouse. No residential parking is permitted.
- 3.07 Homeowners shall be held liable for any expenses incurred by the Association as a result of any damage done to the common areas by the use, repair or maintenance of their vehicle, or as a result of negligence, whether on the part of the homeowner, his family, tenants, guests or agents.
- 3.08 There shall be no parking on any lawn or grassy area at any time.

4.00 Enforcement

- 4.01 The Board reserves the right to exercise all powers and remedies provided by the Association's governing documents or the laws of the Commonwealth of Kentucky. If the Association must enforce this policy through any form of legal action, the offending owner shall be responsible for all expenses and/or attorneys' fees incurred by the Association in enforcing provisions of this policy.
- 4.02 The Board reserves the right to impose monetary fines as a sanction for violations of this parking policy. Before any such fine may be imposed, the Board or Managing Agent shall provide the Owner with written notice of the violation.
- 4.03 In addition, any home owner of the Regime may file a complaint against another resident for violation of this policy. The complaint must be directed to the Managing Agent. The Managing Agent shall notify the Board President who will investigate or cause the complaint to be investigated. Should the investigator identify a violation of this policy the investigator may notify the Owner of the violation.
- 4.04 Once the Owner is notified of any violation, further violations may result in a fine of \$25 for each occurrence issued by the Board at their discretion and are payable to the Canterbury Place Council of Home Owners, Inc
- 4.05 The Board reserves the right to install "No Parking" signs with tow notifications in areas where repeated violations occur.

5.00 Appeal Process

- 5.01 Any recipient of a Notice of Violation may file an appeal with the Managing Agent who will notify the President within seven (7) days of the request.
- 5.02 The President will place the appeal on the agenda of the next scheduled Board meeting. Following hearing of the appeal the decision of the Board shall be final and binding.

6.00 Towing

- 6.01 Towing and impoundment of vehicles in violation of this policy shall be reserved for immediate hazards or situations of repeated non-compliance with this policy.
- 6.02 While towing is considered a last resort option of enforcement, the Board shall have the authority to have any vehicle not in compliance with the provisions of this policy removed from the Association Property. All costs and risks of towing and impoundment shall be the sole responsibility of the vehicle's owner.
- 6.03 Towing of a vehicle by the Association shall require the approval of the Board President and at least one (1) other Board member.

7.00 Liability and Miscellaneous

- 7.01 The Association assumes no responsibility for and disclaims all responsibility for any damage to any vehicle parked or operated in the Regime.
- 7.02 Any exceptions or changes to this policy must be approved in writing by the Board.