

Pages Place Homeowners Association

POLICY RESOLUTION No. 06-2025

Policies Relating to Vehicle Operation and Parking

(Supersedes all prior parking resolutions and rules and regulations)

Article VII of the Bylaws of Pages Place Homeowners Association ("Bylaws") and Article IV of the Articles of Incorporation ("Articles") provide the Board of Directors with the powers and duties necessary for the administration of the affairs of the Pages Place Homeowners Association.

Article XI, of the Articles provides the Board of Directors with the power and duty to adopt, make, and amend rules and regulations deemed necessary for the benefit and enjoyment of the Association; also 3.09 of the Declaration authorizes the Board to adopt rules.

The Declaration obligates each member of the association to comply with the rules and regulations promulgated by the Board.

The Board has determined that it is in the association's best interest to develop rules and regulations regarding vehicle operation and parking on the Property.

The following rules are adopted for operation for parking and operation of motor vehicles on the Property and for the removal of vehicles not in compliance with the Declaration, Bylaws, and Rules and Regulations of the Association.

Who Can Park & What Vehicles Are Allowed

Approved Vehicles:

- Regular Cars/Trucks/Vans under 8,000 lbs., motorcycles. All must be in running condition, properly licensed, and registered. Must display a valid **HOA parking permit** (hang tag or decal).

Small Commercial Vehicles:

- Allowed if under 8,000 lbs., clean exterior (no tools/materials), only **one per household**, and must have a permit.

Unapproved Vehicles (Not Allowed):

- Large commercial trucks, trailers, construction or landscaping equipment, food trucks, limousines, school buses, and anything over 22 ft long, 8 ft high, or 12,000 lbs.
- Abandoned, inoperable, or unregistered vehicles.
- Recreational vehicles (RVs, boats, campers, ATVs, etc.) unless approved for **temporary loading (3 days before and after a trip)**.

Parking Rules

Where can I Park:

- Only in designated spaces. **No parking** on grass, within fire lanes, or in a way that blocks traffic, mailboxes, driveways, or to the side of entrances to shared driveways.
- **Assigned spaces:** These are within garages, private driveways, or spaces on the road and/or shared driveways identified by painted numbers or signs. Vehicles parked in these areas must display the proper assigned tag. Any vehicle parked in these spaces without the proper tag is subject to an immediate fine and/or tow.
- **Unassigned Parking Spaces:** These are specific to 10 spaces on the road and are identified by painted letters & numbers and/or signs on the road. Vehicles parked in these spaces must display the proper unassigned tag. These spaces cannot be “claimed” by parking long-term (max 96 hours in the same space). Households cannot rotate vehicles to control spots. Only residents may use unassigned spaces — **no lending to non-residents** without Board approval. Any vehicle parked in these spaces without the proper tag is subject to an immediate fine and/or tow.
- **Unassigned spaces are not guaranteed, and depending on demand will be awarded if the following criteria are met:**
 - All parking spaces available to the requestor are used. This includes one space in a single car garage and 2 spaces in a 2-car garage.
 - Where applicable, the space in front of a single car garage, or the two spaces in front of a double car garage (this includes the recent spaces opened with the new parking structure effective 6-1-2025).
 - The assigned spot on the road and or shared driveway (where applicable) with the specific unit number of the requestor.
- If the requests for unassigned parking permits exceeds 10 the board will assess the above criteria and if all are met, will award the unassigned tag to those who are utilizing all spaces first, and only award unassigned permits to those not utilizing all available spaces if any are left.
- **Visitor Parking:** For guests only — no resident parking allowed. No overnight parking without a visitor permit (must request in advance).
- **Garages:** These spaces are the sole possession of the homeowner. Even though this is the case, all vehicles in garages must always be registered and display the proper assigned sticker / placard. Garages are to be used for vehicle storage, not converted for other use such as a business, or kitchen, etc.

Permits, Fees, & Registration (All vehicles with assigned or unassigned tags must be registered)

Assigned Space Permits fees:

- Free for unit owners. Vehicle info required. Lost/damaged permits cost \$5 to replace.

Unassigned Space Permits fees:

- **\$125** fee for the first approved request, **\$120 annual renewal** (prorated if purchase past January). First-come, first serve, limited availability. Does **not guarantee a parking space**. Permit numbers are transferable, if you change a vehicle, you must remove old vehicle and register the new one.

Visitor Space Permit Fees:

- Free to use. For guests only. Unapproved parking in these spaces will result in an immediate fine and/or tow.
- For extended periods of use, permits must be obtained from HOA prior to guest arrival.

Permit Display:

- Must be clearly visible on the **driver's side front lower windshield** or hanging tag on rearview mirror.

Lost/Stolen Permits:

- Report immediately. Lack of documentation will result in fines / tow.

Violations & Enforcement

- There are no warnings for parking violations. Violations will result in immediate fines.
- Enforcement of the parking policy applies to all vehicles within or visiting a household.
- Fines are \$50 per parking violation.
- Fines are double for repeated violations.

Notice of Violation:

- Homeowners with assigned parking stalls are authorized to tag vehicles in violation.
- All vehicles in violation (assigned, unassigned, visitor) must be tagged with a violation notice, a picture of the tag on the vehicle, 2-3 sides (license plate), and make and model must be sent to HOA email address (include pic of permit # of vehicle if applicable).
- Once a tag has been applied and the HOA has been notified of the violation, the fine will not be waived, even if the vehicle has been moved.

Violations (subject, but not limited to):

- No permit displayed while vehicle is parked in an assigned, unassigned, or visitor stall.
- Parking in fire lanes or hydrant zones.
- Blocking sidewalks or using more than one space.
- Unauthorized use of visitor, assigned, or unassigned spaces.
- Parking on non-designated surface.
- Any vehicle observed parking in assigned and unassigned without the proper parking permit that is not registered with the HOA will be immediately towed upon discovery (this includes vehicles who have swapped a parking permit into a new vehicle and not registered it with the HOA).

- If a vehicle is observed to be parked in a visitor stall overnight without displaying the proper overnight permit request from the HOA will be immediately towed upon discovery.

Suspension of Privileges:

- If dues/fees are unpaid or rules are violated, residents lose access to unassigned parking and voting rights.

Towing:

- The HOA board will handle towing requests for any parking violation.
- Owners pay all tow / storage costs. Disputes must be handled after payment with the Board.

Other Rules

- No major car repairs or painting on HOA property (minor repairs like flat tires/battery jumps are OK).
- No leaking fluids, loud noise, or unsafe vehicle conditions.
- Vehicles on jacks or with flat tires may be towed immediately.
- All drivers must be licensed. Helmets required where applicable.

Responsibility

- Owners are responsible for ensuring everyone associated with their unit follows the rules, this includes landlords and property management companies.
- HOA assumes no liability for damages to parked vehicles.

The Effective Date of this Policy Resolution is **June 1, 2025**. Pages Place Homeowners Association.

We attest and certify that this Policy Resolution adopted by the Board of Directors of Pages Place Homeowners Association on this **15th day of April 2025** and supersedes all prior rules and regulations governing parking on the Property as of the Effective Date. A copy of this policy was sent via email, regular mail, etc. to all Owners on or about **18th day of April 2025**.

PAGES PLACE HOMEOWNER'S ASSOCIATION

By 
Eran Campbell President

Attest: 
Lindsay Kibler Secretary