

## **PARKING *and* VEHICLE RULES**

### **1. Parking:**

**All vehicles owned by owners/renters in the Autumn Heights Condominium Owners Associations' property must be parked in the unit's garage, driveway, if it is large enough to accommodate such vehicle, or designated overflow parking area. No owner shall use the street, driveways of another unit, or visitor parking areas for parking or storage of vehicles of any kind.**

In compliance with the Covenants of the Autumn Heights Condominium Association, owners/renters must use the garage of their unit for **parking** of the number of vehicles for which the garage was designed. Modification, alteration of garages into living- or storage areas or other uses that would hinder, preclude or prevent parking of the number of vehicles for which the garage is designed is prohibited.

No vehicle of any type shall be parked in the confines of the Autumn Heights complex for the purpose of accomplishing repairs or reconstruction thereto except for emergency repairs and then only to restore the movement of the disabled vehicle.

If an owner/renter has more vehicles than can be completely contained in the garage and/or driveway spaces allotted to his/her unit, such additional vehicles must be parked off site or registered and parked in an assigned overflow area. No vehicle is permitted to be parked in any driveway or visitor- or otherwise assigned space if that vehicle cannot fit entirely in said space. No part of any parked vehicle may extend into the common area or the street. Any vehicle parked wholly or partially in a Fire Lane, in a designated no parking area, blocking a driveway or otherwise parked in violation of the Declaration and Rules and Regulations and thus constituting a threat to the safety of the community may be fined and/or towed away as provided by law, without prior notice.

The number of motorized vehicles permitted in any parking space at any given time is limited to one (1). The parking of a motorcycle, scooter, moped, or ATV in addition to a car in a parking space is prohibited.

Guest parking is limited to a 48-hour continuous period. Visitors staying for longer periods and who will be utilizing guest parking must obtain a permit from the property manager. Vehicle owners assume the risk and shall be liable for all fines, towing and attorneys fees incurred in any violation. Visitor parking is for the exclusive use of visitors and is not to be used by owners/renters.

Please ensure that all vehicles are parked in a manner that they do not impair use of the sidewalk or interfere with other common property.

## **2. Other Vehicles**

No RV's, trailers, boats, motor homes, commercial vehicles or inoperable vehicles shall be parked or stored within the Autumn Heights community. All vehicles parked in the Autumn Heights complex must display current vehicle registration tags, proper number of license plates and be in operable condition. Any unlicensed, inoperative, or unused vehicles shall be towed at the owner's expense without liability to the Association.

## **3. Speed Limit**

Vehicle speeds, while driving on the Autumn Heights property shall not exceed 10 m.p.h. Driving on grass and sidewalks is prohibited.

## **4. Condition of Vehicles**

All vehicles shall meet local noise abatement rules. Automobiles and motorcycles must have mufflers in good working condition. All vehicles must be properly maintained and not create a disturbance or annoyance to residents. Oil changes, brake replacement, fluid changes or other vehicle repairs are not permitted. Any damage caused to the community by improperly maintained vehicles will be repaired by the Autumn Heights Condominium Owners Association and billed to the owner/renter of the unit owning the vehicle(s).

## **5. Exceptions**

Vehicles of the police, fire department and security firm, ambulances and other emergency vehicles, as well as utility vehicles of companies performing services to the Autumn Heights community are automatically exempt from the above parking rules for the duration of their temporary presence in the community.

Moving vans will also be granted exception from these parking rules for the duration of their temporary presence in the community provided Z&R Property Management is notified at least one day in advance of their arrival at (719) 594-0506.