

Oak Hill at Spring Ridge

Proposed Parking Rule Amendment

In order to better meet the current parking needs of the community, the Board is proposing to refine existing parking rules. The Board does so with certain core principles in mind:

- **Maintain unrestricted access to community streets for Emergency Personnel**
- **Enhance community safety**
- **Encourage family visits with situational access to parking spaces**
- **Remove unauthorized vehicles promptly**

Allowable Parking Spaces

Every vehicle using an allowable parking space must have a Blue “Residence Parking” sticker.

Units With A One Car Garage:

Garage Space and Driveway Space – 2 allowable parking spaces

Any additional parking for more than 2 vehicles must be applied for by submitting a Request for Additional Parking Sticker Form to the Board for approval.

Units With A Two Car Garage:

Two Garage and Driveway Spaces – 4 allowable parking spaces

Any additional parking for more than 4 vehicles must be applied for by submitting a “Request for Additional Parking Sticker Form” to the Board for approval.

Vehicle Requirements:

Each vehicle must be registered through the OakHillHOA.org website. Login to the Member Area, click “Add/Change Your Vehicle Registrations” in the Quick Links section. A “Vehicle Registration Form” is available for anyone without online access. The information must be completed promptly upon changing vehicles by a unit owner or tenant.

Stickers for vehicles using allowable/authorized parking spaces will be issued after applicable registration is completed. Stickers must be displayed on the driver’s side rear window in the lower left corner.

Parking Requirements:

All vehicles with Oak Hill stickers must be parked in an allowable or authorized parking space. Any vehicle parked in community parking spaces without a sticker may be considered in violation of the parking rules. All other community parking spaces are reserved for visitors.

Long-Term Visitors Parking Requirements:

A vehicle owned by a visitor who intends to reside in Oak Hill for two weeks or more must be registered with the management company. To do so the Unit Owner or tenant hosting such visitor must register the visitor's vehicle by completing the Online "Request for Additional Parking Sticker Form", which must specify, among other things, the length of time for which registration is sought.

An Orange "Approved Parking" sticker will be issued to the Unit Owner/Tenant to be displayed on the driver's side rear window of the Visitor's vehicle in the lower left corner.

Any Approved Long-Term visitor's vehicle parked beyond the approval period may be considered in violation of the parking rules and will be subject to towing at the vehicle owner's expense.

Violation Procedures:

Email notification will be sent to all Unit Owners/residents regarding any **unregistered** vehicles parked in the Oak Hill Community for more than 1 week, or for any period of time consistent with the vehicle visiting on a long-term basis. Vehicle owners will be given 24 hours to register the vehicle and request an authorized parking space or move the vehicle out of the community.

If the vehicle is not moved or registered within 24 hours the homeowner/tenant may be subject to a fine up to \$50.00.

If the vehicle is not moved within 48 hours the vehicle may be subject to towing at the vehicle owner's expense without further notice.

Any subsequent parking violations involving a previously towed vehicle may result in immediate towing of that vehicle without further notice and additional fines.

Any registered vehicle not parked in the owner's allowable space may be subject to fines.

First violation: owner shall receive a written warning.

Second violation and subsequent violations may result in fines starting at \$50 and increasing with subsequent violations.

Vehicle owners shall be responsible for any towing fees incurred.

Prohibited Parking:

Street parking is prohibited in the community, except for a brief period of time while loading or unloading, or any vehicles that are parked or actively doing commercial work at a particular unit. Residents must inform their guests of this requirement, otherwise they will be treated in the same manner as a resident.

Parking on any grass area in Oak Hill is strictly prohibited

Prohibited Size & Vehicle Information

1. Permitted – Cars or trucks with not more than two (2) axles weighing less than three tons.
2. Prohibited – The following vehicles are specifically prohibited and not permitted on Oak Hill at Spring Ridge property (both limited and common areas):

- Campers
- Vehicles with more than 3 axles.
- Truck caps larger or taller than their cab will allow.
- Vans with exterior body conversions.
- Snow plow and/or attachments
- Roofing, siding, dump trucks, box trucks; campers' trailers, boats and/or boat trailers, etc.
- Vehicles with body extensions, body racks, ladder racks or ladders.
- Commercial vehicles, other than automobiles.
- All-terrain vehicles (ATV's), dune buggies, snowmobiles, etc.
- This excludes actively delivering delivery trucks and contractors actively working at residence within our community.
- Vehicles with commercial lettering.
- Vehicles in poor running condition i.e., leaking fluids, serious body damage, broken lights, broken windows.

Repair Restrictions:

- No vehicle shall be left standing in a parking space in a non-operating condition, nor shall any vehicles be tuned, repaired, and otherwise mechanically serviced or attended (except for changing a flat tire and emergency repairs needed to permit an inoperative vehicle to be moved).
- No washing, polishing, vacuuming, or other cleaning of vehicles on the roadways, which are part of the Common Area. Car washing on the driveways, which are limited common elements, is permitted.