

# SUNBROOK CONDOMINIUM HOMEOWNERS ASSOCIATION

## Resolution of the Management Committee Additional Parking Spaces

**WHEREAS**, the Management Committee ("Committee") of the Sunbrook Condominium Homeowners Association (the "Association") is authorized to administer the affairs of the Association and provide for the enforcement of its covenants and rules and to further establish general guidelines for the Committee to follow in order to discharge its duties to the Association members:

**WHEREAS**, the Declaration and Bylaws of the Association allow the Management Committee to do all things necessary or desirable to aid the Committee in carrying out any of its functions:

**WHEREAS**, parking spaces are designated as common area on the plat and in the Condominium Declaration for Sunbrook Condominiums:

**WHEREAS**, the Management Committee is responsible for the upkeep and operation, as well as may prohibit or limit the use of, the Common Areas:

**WHEREAS**, there are currently eight (8) unassigned, or additional, parking spaces located within the Association ("Additional Parking Spaces"):

**WHEREAS**, due to the interest of Owners to utilize for their personal use, the additional parking spaces located within the Association, the Management Committee sets forth herein a policy for the use and designation of the additional unassigned parking spaces located within the Association.

**NOW THEREFORE, BE IT RESOLVED THAT** the following policy is adopted by the Committee as follows:

### Additional Parking Spot Use Policy

Use of an Additional Parking Space is solely for the use of Sunbrook Condominiums Owners and requires compliance with the following policies:

1. The assignment of an Additional Parking Space is allocated on a first come basis.
2. A waiting list may be maintained by the Committee if there are more applicants than available spaces.
3. Written approval of the Management Committee along with a signed Agreement is required prior to the right of an individual to utilize one of the Additional Parking Spaces.
4. Only the specific allocated parking space may be used, pursuant to the signed Agreement.

5. A monthly fee in the \$25.00, or another amount as determined by the Committee is required, as well as an application fee and, if determined by the Committee, a security deposit.
6. Additional Parking Spaces shall be approved on a month to month basis only.
7. Owners approved for an Additional Parking Space will be given a "pass" which is required to be placed on the dashboard or rear-view mirror.
8. Owners approved for an Additional Parking Space are responsible for maintaining the space in a clean and attractive condition.
9. All provisions concerning parking, towing, governance, rules or regulations in the Association's governing documents apply to Additional Parking Spaces.
10. The Association may require proof of vehicle registration or ownership.
11. Additional Parking Spaces shall not be utilized for storing or parking unregistered or inoperable vehicles.
12. Additional Parking Spaces are limited only to car or truck vehicles. Commercial, oversized or recreational vehicles shall not be parked in an Additional Parking Space.
13. The Association is not responsible for damage, theft, etc. to any personal property.

**NOW THEREFORE, BE IT FURTHER RESOLVED THAT** violation of the Additional Parking Space Policy may include:

1. Owners who fail to make payment pursuant to the Additional Parking Space Agreement, shall void their use of the Additional Parking Space, and the Agreement becomes null and void after three days from the date the payment is due.
2. Vehicles kept or parked in a terminated space or otherwise unlawfully utilize and Additional Parking Space, may be towed pursuant to the separate Parking and Towing Policy of the Association.
3. Violations of this Resolution shall subject an Owner to fines and or other corrective action as further set forth in the enforcement policies of the Association.

**IN WITNESS WHEREOF**, the undersigned hereby certify and attest that this Resolution has been duly adopted by the Management Committee. This Policy may be discontinued through the affirmative vote of the Management Committee as recorded in the minutes of the meeting at which this policy may be terminated.

SUNBROOK CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DocuSigned by:  
  
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President

*Maria Hamilton*  
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Secretary