

SUNBROOK CONDOMINIUM HOMEOWNERS ASSOCIATION

Resolution of the Management Committee on Parking

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, due to the limited availability of parking, both for Owners and for Visitors, the Management Committee desires to clarify the permissible use of parking spaces;

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

Parking Restrictions and Policy

1. Each Unit is allotted two (2) parking spaces for use by Owners of the Unit to which they are assigned;
2. Unassigned parking spaces are for visitor use only, and shall not be used by Owners for parking of their vehicles;
3. “Visitor” for purpose of this resolution shall be defined as any guest, invitee or non-resident family member of an Owner who will be at the residence or on Association property for less than 48-hours. Owners are responsible for the actions of their visitors.
4. After final notice and failure to cure any parking violation, vehicles parked in violation of this resolution, or any parking restriction stated in the governing documents of the Association, are subject to being towed from the Property without further notice and at the sole risk and expense of the vehicle owner. In the event a vehicle is towed from the Property, the owner of the vehicles shall be solely responsible for all costs of towing and storage. Unidentified vehicles shall be tagged and if not moved within 72-hours thereafter, the tagged vehicle may be towed without further notice.
5. At the discretion of the Committee, a system for mandatory registration of Owner vehicles may be adopted to distinguish Owner vehicles from visitors’ vehicles.

6. At the discretion of the Management Committee, a system may be adopted for requesting parking passes for visitors that may be staying longer than 48 hours.

7. At the discretion of the Management Committee, some visitor parking spaces may be used by owners pursuant to a system of assignment adopted by the Management Committee and set forth in a separate resolution.

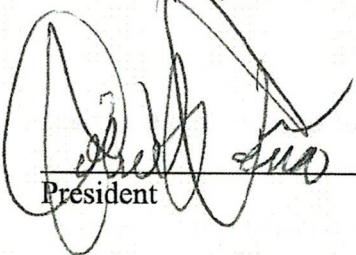
8. Owners of rental units are responsible for notifying their tenants of this resolution and ensuring that tenants abide by this and all policies, procedures, rules and covenants of Sunbrook Condominiums Homeowners Association.

IT IS FURTHER RESOLVED that 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.

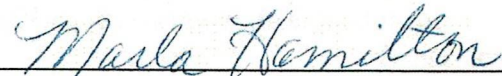
IN WITNESS WHEREOF, the undersigned hereby certify and attest that this Resolution has been duly adopted by the Management Committee.

SUNBROOK CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

DATED this 4th day of September, 2019.



President



Secretary