

SECTION 3 – PARKING AND VEHICLE RULES

3.1 Parking Spaces – Ownership of each unit entitles the owner(s) thereof to one uncovered “Reserved” parking space as assigned upon closing of the sale. An owner may have chosen to purchase an additional covered parking space or garage space as part of their sale agreement.

3.1.1 Homeowners may only have the number of vehicles on the premises that match the number of parking spaces they own. If you own one parking space, you can only have one vehicle on the premises, etc. Homeowners are not allowed to park additional vehicles in other homeowners reserved spaces unless that homeowner has provided written consent to the Association’s management.

Homeowners may not park additional vehicles in the “Visitor Only” parking area.

3.1.2 Guest parking is limited to the “Visitor Only” parking area as marked in front of the Hillwood Clubhouse. Vehicles may not be parked in the “Visitor Only” parking area long-term without prior consent from the Board. Any guest vehicle staying more than 3 days must have consent from the Board and be registered with make, model, year, color, license plate number, and length of stay. The Board has the right to refuse long-term guest parking if it is an unusual request or impedes the normal parking flow. It is the responsibility of the owner/tenant to advise guests of these requirements.

3.1.3 All vehicles operated by owners/tenants that are parked on the premises must be registered with the Association as to make, model, year, color, license plate number and emergency contact information. If an owner/tenant shall get a new vehicle, it is their responsibility to notify the Association within 30 days.

3.1.4 Illegally or improperly parked vehicles will not be allowed, nor will a vehicle be parked in a manner which obstructs or prevents access to, or exit of, another vehicle or any vehicle parked in a reserved parking space. No vehicle may be parked in front of any of the Association’s dumpsters or fire lanes. All illegally or improperly parked vehicles will be towed and will then be subject to the fines listed below.

3.1.5 Unit owner shall be responsible for maintaining their parking space and garage free of any unsightly debris, oil or other liquid spills such as antifreeze, solvents, etc. Cleanup costs will be assessed to the unit responsible for the spill.

3.1.6 Motorcycles, mopeds, power scooters, etc. are subject to the same rules as all other vehicles. They may not be parked in walkways, entryways, stair landings, or illegal parking zones. They must be parked in your same reserved space or garage.

3.1.7 No inoperable vehicle may remain in any parking space for more than 72 hours. Any inoperable vehicles, or obviously in need of repair, are subject to towing.

3.1.8 All vehicles found in violation of these Parking Space Rules are subject to the following fine structure: first violation - \$50 fine, second violation - \$100 fine, third violation - \$150 fine. All vehicles found in violation of the Parking Space Rules may also be subject to towing at the risk and expense of the vehicle owner.