

**RIVENDELL OWNERS ASSOCIATION**  
7435 SW 155<sup>th</sup> Avenue  
Beaverton, Oregon 97007

**PARKING POLICY**

WHEREAS, Sections 4.7 and 4.8 of the Association Bylaws grants the general power to conduct the business and affairs of the Association to the Board of Directors, whose members shall be members of the Association; and

NOW, THEREFORE, BE IT RESOLVED THAT in order to assure equitable parking and an attractive community, the Board of Directors establishes a policy as follows:

**Permissible Vehicles.** Vehicles that may be parked within the community include conventional passenger vehicles in good repair and which are currently licensed and in regular use. Each resident is permitted to park no more vehicles than can be accommodated by garage and one assigned parking space. Visitor parking is part of the Common Property and cannot be commandeered by a homeowner for use of their personal vehicle(s).

**Restricted Vehicles & Equipment.** The following vehicles may not be parked either on community streets,

1. Commercial vehicles including, but are not limited to, delivery trucks or vans, special use trailers, or vehicles adapted to a business use, like a pickup truck that as been fitted with special racks to hold material.
2. Buses
3. Recreational Vehicles (RVs)
4. Utility trailers
5. Motorcycles
6. Campers
7. Boats
8. Snowmobiles, jet skis and like recreational equipment.
9. Stored, broken down or wrecked vehicles in extreme disrepair. An inoperable vehicle in extreme disrepair cannot sit for a period of longer than 72 hours. Inoperable vehicles in extreme disrepair sitting longer than 72 hours will be towed at owners expense.

Restricted vehicles and equipment may be parked in a resident's garage provided the homeowner does not have more than one other personal vehicle which will be parked in the homeowners assigned parking space.

**Moving Vans and Service Vehicles.** These vehicles shall not remain parked in the community longer than a 12-hour period.

**Garage Use.** Garages are to be used for vehicle parking. No personal property storage or conversion to living space is allowed if the homeowner has more than one vehicle which will be displaced to their one assigned parking space. A second vehicle cannot be parked in a Visitor parking space or any other area of the common properties.

**Visitor/Guest Parking.** If guest parking is limited or unavailable, residents must provide room in their own assigned parking area so that guests are not required to park in other residents' assigned spots. Guest parking should only be temporary and infrequent so that available parking is not overburdened. It is **extremely important** that residents neither offer nor expect special parking privileges for guests. Guests are subject to the same penalties, including towing, if parking guidelines are violated. Guests/Visitors may not park longer than twenty-four (24) hours in any five (5) day period in Visitor parking areas, except with prior approval of the Association. All residents are responsible for notifying their guests of the Association's parking restrictions.

**Enforcement procedures:**

**Written Notice of Violation.** The Board or Managing Agent shall notify the vehicle owner in writing of the specific violation and include a copy of this resolution. A copy of the notice shall be attached to the windshield of the offending vehicle the same day. If a renter or guest owns the offending vehicle, the property owner shall also be notified. **THE NOTICE WILL ALLOW 24 HOURS TO CURE THE VIOLATION** unless otherwise agreed upon by the Board of Directors through an appeal process.

**Towing.** If the offending vehicle remains after the deadline indicated in the written notice, and without an appeal approved by the Board of Directors, or is a repeat offender within a period of one year, the vehicle is subject to tow without further notice at the expense of the vehicle owner. Towing charges shall not be considered a fine. Vehicles parked in a designated Fire Lane or Tow-Away Zone will be towed without warning. Vehicles parked in such a manner as to restrict a homeowner's entrance into or exit from their garage will be towed without warning.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations now or hereafter adopted may be towed by the Association at the sole risk and expense of the owner of such vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, and shall not be guilty of any criminal act and such towing shall not be grounds for relief of any kind.

Except in the case of a life threatening emergency, the decision to tow an illegally parked vehicle can only be made and administered by a member of Board of Directors of the Rivendell Owners Association. No other Association members have the authority to have a vehicle towed from the Rivendell premises.

**Fines.** The Board of Directors shall levy a fine of \$25.00 per occurrence against any property owner who violates this resolution or whose renter or guest violates it.

**Right of Appeal.** The vehicle owner, if a property owner, has the right of appeal. Such appeal must be received in writing by the Board or Managing Agent to the regular business mailing address before the notice deadline. If the vehicle belongs to a family member, renter or guest, the appeal must be made by the property owner or the owner's management agent. Once an appeal is received, the Board will hold an appeal meeting within 7 days to review the matter with the vehicle owner (or property owner or management agent if vehicle is owned by a renter or guest). If the appeal meeting does not take place within 7 days, the matter is considered dropped. The Board's decision on this appeal is final. If the appeal is rejected, towing and fining provisions become effective immediately.

**Collection Provision.** All fines, costs and expenses necessary to enforce the Parking Policy will be levied against the property owner and shall be an assessment against the owner's property and subject to all lien and collection powers of the Association.

Revised and recorded in the Book of Minutes on February 20<sup>th</sup>, 2005

Signed: February 20<sup>th</sup>, 2005  
Regan J. Landgraf  
President - Board of Directors