

VILLAGE AT FOREST HEIGHTS HOMEOWNERS ASSOCIATION, INC.

Resolution Number 9 – Parking and Traffic Policies

WHEREAS Article 6.8, Association Rules and Regulations, of the Declaration of Protective Covenants Conditions and Restrictions (Declaration), and 7.8, Association Rules and Regulations, of the Bylaws, of The Village at Forest Heights Homeowners Association, Inc, a nonprofit corporation formed under the laws of the State of Oregon, provides the Association, through the Board of Directors, the authority to adopt, modify or revoke Rules and Regulations governing the conduct of persons and the operation and use of the Lots as it may deem necessary or appropriate in order to preserve the peaceful and orderly use and enjoyment of the Property,

AND WHEREAS the Association is governed by the CC&Rs, which includes the architectural design guidelines, rules and general policies of the Association. The CC&Rs protect the common interests of all lot owners by helping to preserve optimum property values and provide an organization that works on behalf of the community to minimize the effects of both construction and non-construction related activities,

NOW, THEREFORE, BE IT RESOLVED THAT

1. Parking on the streets and sidewalks creates a safety problem and can restrict the access of residents and their guests. The streets are two lanes in width (19-20 feet) for traffic flow and driver visibility. Sidewalks are for pedestrian traffic and their safety. Our town homes share common walls and rise 2 to 3 stories above the adjacent grade, therefore the Fire Department requires the use of ladder trucks and safety equipment to access these lots. These vehicles require a large turning radius and a minimum width of 17.5 feet of road surface for ladders and stabilizers.
2. Due to emergency requirements, pedestrian and traffic safety, the Association contracts with a towing company to periodically drive through the community and automatically tow vehicles that are parked in the street or on sidewalks.
3. Due to the density of homes and driver visibility, vehicle speed limitations are identified to protect pedestrians and the quality of pedestrian activities within the Village.
4. Improperly parked vehicles can damage sidewalks, landscaping, common areas and block access by residents and their guests.
5. Vehicles that are improperly parked shall be subject to fines and/or towing, at the vehicle owners' expense. The fine for the first citation is \$10 and \$25 for each repeat violation. This fine schedule also applies to other regulations within this resolution.
6. Guests and residents are the responsibility of the lot owner. The fine structure will apply to the lot owner and the towing charges will be paid by the vehicle owner.

Parking and Traffic Regulations

1. **On street parking is prohibited.** All vehicles must be parked in their own garages primarily (with garage doors closed except when entering or leaving), then if need be, on their own driveway (the paved area between their garage and the street), or on Miller Road.
2. Guests are required to park within a garage, the driveway, or on Miller Road.

3. The only exception to street parking is an attended maintenance or delivery vehicles, on a temporary basis only, and between the hours of 8:00 a.m. and 5:00 p.m.
4. Vehicles must be licensed, be operative and in good repair. No work is to be performed on vehicles in the common areas or the driveways.
5. Using a neighbor's driveway for parking of vehicles is prohibited, unless that neighbor provides permission for use of their driveway.
6. The costs for towing improperly parked vehicles shall be at the vehicle owners expense. Advance notice is not required prior to towing a vehicle.
7. In addition to towing, an improperly parked vehicle is subject to receiving a Warning the first time it is improperly parked. Thereafter a \$25 fine per incident will be imposed.
8. The speed limit within the Community is limited to 15 miles per hour.
9. Vehicle drivers are not permitted to race engines, honk horns, tire squealing accelerations, or other activities and use of equipment that creates excessive noise.
10. Parking of boats, trailers, motorcycles, campers, other recreation vehicles or similar equipment is to be out of sight and limited to the confines of a garage, with the garage door closed.

Attest:

12/5/00
Date

Jane Reeves Doherty, President
Board of Directors

Lorna J. Rowley, Secretary