

# Inverness North Homeowners Association, Inc.

## PROPOSED POLICY RESOLUTION FOR PARKING AND STORAGE OF VEHICLES

*Adopted: August 3, 2023*

*Effective: October 1, 2023*

WHEREAS, Article IV, Section 1, Subsection h of the Declaration of Covenants, Conditions, and Restrictions (Declaration) for the Inverness North Homeowners Association, Inc. (Association) allows for the board to establish the right of the Association to reserve at least one (1) Parking spot upon the common area for use by each member, and

WHEREAS, Article VII, Section 1, paragraph (a) of the Association By-Laws for the Association empowers the Board of Directors to adopt and publish reasonable rules and regulations governing the use of the Common Areas and Facilities, the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof, and

NOW, THEREFORE, BE IT RESOLVED THAT, in support of the above, the Board of Directors for the Inverness North Homeowners Association, Inc. hereby declares and amends the Policy Resolution for Parking and Storage of Vehicles, by providing one (1) reserved spot for each Lot.

### 1. **RESERVED PARKING FOR MEMBERS**

- a. Each Lot will have a designated reserved spot, as near to the lot as possible. No permit or placard will be required. All vehicles in reserved spots must maintain legal registration and be in operable condition.

### 2. **PARKING ENFORCEMENT**

- a. No homeowner, resident, tenant, guest, or invitee shall block, restrict, or place any obstacle in any parking space other than a vehicle authorized under the Declaration, By-Laws or other rules, regulations and/or policy of the Association.
- b. The Board of Directors shall have the authority to contract with a towing company for the purpose of enforcement of this policy. Only the owner of the Lot that is assigned the reserved parking spot may initiate a tow with authorization from management or a member of the board of directors.
- c. Only the towing company under contract with the Association shall be authorized to perform any towing for the enforcement of this policy.

### 3. **PARKING RESPONSIBILITY**

- a. Homeowners and/or residents are solely responsible for advising their family members, guests or invitees of this policy and restrictions.
- b. Enforcement with respect to any violation of paragraph 2 above may be as a result of a written complaint or from a visit to the Common Area by a member of the Board of Directors, management agent or other agent not in conflict with applicable laws, and may result in the removal of any unauthorized obstacle pursuant to any restrictions contained in the Declaration, By-Laws, rules and regulations of the Association or applicable law.
- c. Violations related to other restrictions with respect to vehicles or parking shall be handled in accordance with such other provisions of the Covenants, By-Laws, policy, procedure, rule, or regulation as it so relates.

4. **AMENDMENT**

- a. The Board of Directors may, from time to time, amend or repeal this policy or reassign any parking space assignment. Any parking assignment shall not constitute a license or a conveyance of property on the part of the Association.

EFFECTIVE DATE: October 1, 2023