

West Cove "D" Condominium Association
Grantham, NH
Parking Policy - September 2017
[RECORDED SULLIVAN COUNTY REGISTRY OF DEEDS BK 2021 Pg 0948]

PARKING POLICY 2017 AND ADDENDUM TO PARKING POLICY JULY 30, 2021

Reference is hereby made to the Declaration of West Cove 'D' condominium as recorded in the Sullivan County Registry of Deeds at Volume 626, Page 110

This policy is adopted in accordance with *Article 3 Section (i) (vi)* of the Declaration and is effective when passed by the Board of Directors and furnished to the unit owners pursuant to Article V. Section 9 of the By-Laws.

WHEAREAS, The Declaration of Condominium of West Cove 'D' Condominium restricts the use of condominium units to residential purposes, except for such limited professional use as the Board may approve that is not incompatible with the residential character of the Condominium;

WHEAREAS, there is limited parking on the condominium property and the Board must ensure that all roadways and fire lanes remain open to insure the health and safety of the unit owners;

WHEREAS, there is limited parking on the condominium property; *Article, III Section 1(g)* requires that the Board ensure that there are two equally convenient parking spaces available for each unit;

WHEAREAS, Unit owners have complained that roadways and parking areas have been misused and obstructed and adopting a parking rule would be in the best interests the Association.

NOW, THEREFORE, the Board of Directors hereby vote and adopt the following Rule regulating Parking at the West Cove D Condominium:

Parking and Vehicles

- A. Parking spaces on Association property shall be limited to a maximum of two [2] spaces per unit for use by the unit owner, their guest[s] and/or their tenant[s];
- B. No parking shall be allowed except in areas designated by the Plan Declaration, By-Laws and Rules. Any vehicle parked obstructing a roadway, walkway access or other parking area may be towed at owner's expense without notice.
- C. No 'commercial vehicles' may be parked on the property, without the prior written permission of the Board. A 'commercial vehicle' is defined as any car or truck used for commercial purposes and includes but is not limited to: Oversize trucks or vans larger than a standard pickup, tractor trailers and any vehicle with visible commercial advertisements on the sides.
- D. "Live" parking for pick-up or delivery of passengers or articles is permitted for short periods of time as is necessary and reasonable.

- E. Boats, trailers, campers, recreational vehicles, snowmobiles, tools, dumpsters, equipment or materials of any nature may not be kept, parked, or stored outside any building in view, except in places designated by the Board of Directors for the exclusive storage of such items.
- F. Unregistered, uninspected or uninsured vehicles are not allowed under any circumstances.
 - Unit Owners must complete and return an Owner Record Form to the Association which include vehicle information,
- G. Repairs to any vehicle shall not be conducted on the grounds. Disposal of oil or other engine effluent on the property is prohibited.
- H. Owners, renter or guests may be required to park their vehicles in certain locations to facilitate snow plowing or shoveling.
- I. Unit owners are required to ensure that all tenants, visitors and guests comply with all parking rules which include all winter snow removal parking rules.
- J. Failure to comply with this rule after notice may result in a fine in accordance with the West Cove D Fine Policy, Recorded in the Sullivan County Registry of Deeds, June 4, 2014, Book 1915, and Page 0458. Vehicles affected that are not moved may be towed after three days without notice and all related charges shall be paid by the Unit Owner. Unit Owners are responsible for the actions of their guests and/or tenants.

DIRECTORS' AUTHORITY

- 1. To the extent permitted by law and the Association's Declaration and By-Laws, the Directors shall have the authority to issue or deny approval of any exception to these Rules. Such approvals shall be in writing and may be for the resolution of temporary problems or situations. Approvals may be revoked at any time.
 - The Board understands that there is a need from time to time to have additional vehicles beyond the two [2] allowed; however, owners must contact the Board in advance for approval;
 - The Board reserves the right to designate the approximate location for additional vehicles if needed to insure there is adequate space for adjoining neighbors;
- 2. The Board of Directors shall have the power to waive any provision of the Declaration, Bylaws or Rules in order to accommodate disabled residents and comply with the provisions of federal and state law.
- 3. Pursuant to Article V, Section 9 of the Bylaws, these Rules concerning the operation and use of the common area may be promulgated and amended by the Board of Directors provided that such Rules are not contrary to or inconsistent with the Condominium Act, the Declaration or the Bylaws. Copies of the Rules shall be furnished by the Board of Directors to each owner prior to the time when the same shall become effective.

Vote and approved this 24th day of September, 2017 by the West Cove "D" Board of Directors.

*James King
Allan Goldsher
Terrance Large*

WEST COVE D CONDOMINIUM ASSOCIATION

Addendum to Parking Policy Regarding Parking Stickers and Parking Tags

July 30, 2021

Two (2) parking stickers will be distributed to each condominium Unit along with two (2) visitor parking tags to be used for guests of the owner/tenant. Parking stickers or parking tags must be displayed so as to be visible from the outside of the vehicle.

Any vehicle not properly displaying a parking sticker or tag is subject to being towed without further notice at the owner's expense.

It is an owner's responsibility to get the Parking Policy rules and the addendum regarding parking stickers/tags to the owner's tenants and guests.

Replacements for lost stickers or tags may be obtained from the management company at a cost of \$25.00 per sticker/tag or whatever amount is determined, from time to time, by the Board of Directors in its discretion.

Any vehicle using an invalid sticker/tag may be towed without further notice at the owner's expense.

Owners are responsible for collecting and retaining parking stickers/tags when tenants move out. If the owner fails to retrieve parking stickers/tags from tenants vacating premises, the owner will be required to purchase replacement stickers/tags for subsequent new tenants. Damaged and unusable stickers may be returned and replaced at no additional cost.

Voted and approved on this 30th day of July 2021, by the West Cove D Board of Directors.

*Allan Goldsher
James King
John Chaplin*