

Resolution

MYERS MILL HOMEOWNERS ASSOCIATION

GENERAL RESOLUTION NUMBER: 2016-04

SPONSOR: Arthur Rich, Vice President, Board of Directors

The adoption/revision of Regulations and Restrictions on Parking and Storage of Vehicles within the Community

Upon motion duly made, seconded and carried, the Board of Directors for Myers Mill Homeowners Association adopted the following Resolution, at its regular meeting held on 18 May 2016

WHEREAS, Article IV, Section 11 of the By-Laws of Myers Mill Homeowners Association, Inc. ("By-Laws") assigns the Board of Directors ("Board") all powers and duties necessary for the administration of the affairs of the Myers Mill Homeowners Association ("Association) and states that the Board may shall have the power and authority to exercise all of the rights and powers of the Association; and;

WHEREAS, Article IV, Section 11(e) of the By-Laws provides that the Board may exercise any other power necessary and proper for the governance and operation of the Association; and,

WHEREAS, Article IV, Section 11(a) of the By-Laws provides that the Board of Directors shall have the power to adopt rules and regulations governing the use of the Common Areas and facilities, the personal conduct of the Members and their guests thereon, and establish penalties for the infraction thereof,

WHEREAS, the Board has determined that it is in the best interest of the Association and the Association's members to pursue collections of assessments held in arrears.

NOW, THEREFORE, BE IT RESOLVED that the Association hereby adopts the following policies and practices relating to parking policies and shall supersede and replace any conflicting rules and regulations set forth in any prior parking policy.

GENERAL PROVISIONS

1. Parking is allowed only on paved areas of the community. Parking spaces shall be clearly designated.
2. Vehicles may not be parked in such a manner as to obstruct a sidewalk (including the driveway apron).

3. Inoperable vehicles may not be parked or stored in open view on residential lots, Common Area (including streets and parking lots), or public rights-of-way within the boundaries of the Myers Mill community.
 - a. A vehicle shall be deemed to be an inoperable vehicle if it is missing any parts, such as, but not limited to, tires, wheels, engine, etc., that are necessary for operation of the vehicle on public streets.
4. Vehicles may not be parked or stored unattended anywhere in open view in a hazardous condition, including, but not limited to, vehicles on jacks or blocks.
5. The use of Common Area parking facilities by car dealerships or vehicle repair facilities is expressly prohibited.
6. Common Area parking spaces are reserved for the exclusive use of Lot Owners, their families, lessees, guests, business invitees, and those others authorized by the Board to park in the community.
7. Common Area parking spaces are available on a first-come, first-served basis and are not assigned to a specific Lot.
8. Vehicles must be parked only in designated parking spaces, in between the white lines, in a manner that does not obstruct other parking spaces, sidewalks, grassy areas, or ingress and egress areas. All vehicles must comply with parking restriction signs installed or posted by the Association.
9. No portion of the Common Area shall be used for the repair of automotive vehicles (except in the case of emergency), including, but not limited to, painting and the drainage of automobile fluids.

COMMUNITY POOL PARKING LOT

1. Parking in the Community Pool parking lot is subject to the same restrictions listed in this resolution.
2. The Board of Directors will ensure that a sign is posted at the entrance of the community pool parking lot that provides adequate notice that Overnight Parking in the community pool parking lot common area is prohibited without approval of the Myers Mill Homeowners Association Board of Directors or their agent and that parking is done at the drivers own risk. This notice will also state that violators are subject to towing at the owners expense.
3. The Board of Directors may authorize temporary overnight parking on an emergency basis at their sole discretion and may also charge a fee for such parking.

ENFORCEMENT

1. The Dorchester County Sheriff's Office is authorized to enforce all State and County regulations on all Myers Mill streets.
2. This Resolution may be enforced pursuant to adopted due process procedures which may result in the imposition of charges or filing suit for noncompliance with the provisions of this Resolution or the Declaration.
3. It is the responsibility of individual Lot Owners and residents to comply with this policy and, to ensure guests are provided with parking instructions. Similarly, it is the responsibility of residents to report violations of this policy to the Board.
4. The Management Company, Board of Directors, Parking Committee, towing company, and any Board designee shall have the authority to issue a warning notice to and/or authorize the towing of any vehicle which is in violation of this parking policy. All costs and risks of towing and impoundment will be the sole responsibility of the vehicle's owner.
5. The following shall be subject to immediate towing by a licensed towing company without warning or notice: Any unauthorized vehicle (1) in violation of restriction signs installed or posted by the Association, (2) parked in such a manner as to obstruct ingress or egress into or out of a space, (3) that impairs the Association's ability to maintain the Common Areas, (4) parked in a posted fire lane, (5) occupying more than one parking space, (6) parked perpendicular to the marked parking space, (7) parked on a grassy area or sidewalk, (8) parked on the Common Area in a manner that constitutes a hazardous condition.
6. Vehicles parked in the Common Area that have a flat tire or parked in a driveway in a manner that constitutes a hazardous condition shall receive a warning notice. After seventy-two (72) hours, if the vehicle has still not been fixed, it will be subject to towing without further notice.
7. Vehicles in violation (other than the violations in part 5 or 6 above) in Common Area parking spaces for the first time are subject to being towed at the owner's risk and expense seventy-two (72) hours from the date of the citation. Subsequent violations committed within any consecutive twelve (12) month period shall subject the violating vehicle to immediate towing without notice for the repeated violation.
8. A vehicle that has not been moved for eleven (11) consecutive days may receive a warning notice. After seventy-two (72) more hours, if the vehicle has still not been moved, it will be subject to towing without further notice.

LIABILITY

1. Nothing in this Resolution shall be construed to hold the Association or the Board of Directors responsible for damage to vehicles or the loss of property from vehicles parked on Common Area.

2. The Association assumes no responsibility for any damage, theft or loss to any vehicle parked on Association Common Area. Members shall be held liable for any expenses incurred by the Association as a result of any damage done to the Common Area by the use, repair or maintenance of a vehicle or as a result of any damage done to the Common Area by the use, repair or maintenance of a vehicle or the result of negligence, whether on the part of the Lot Owner, the family of such Owner, or by any invitee, licensee or lessee of such Owner.
3. This Resolution and the parking policy contained herein is intended to protect Association Members to ensure the rights of Association members are protected and to serve as a guideline for the Board as the Board exercises its duty to enforce the governing documents and rules and regulations.
4. The Board may determine the specific manner in which the provisions of this parking policy are to be implemented, provided that due process is afforded as required by law. Any inadvertent omission or failure to conduct any proceeding in the exact conformity with this parking policy shall not invalidate the results of such proceeding, so long as a prudent and reasonable attempt has been made to ensure due process according to the general steps set forth in this parking policy

Myers Mill Homeowners Association, Inc.


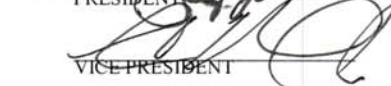
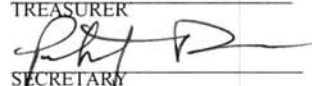

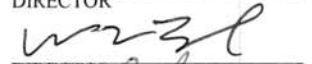

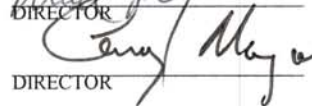
RESOLUTION ACTION RECORD

Resolution Type: Community Parking Policy No. 2016-04

Pertaining to: Regulations & Restrictions

Duly adopted at a meeting of the Board of Directors held: 18 May 2016

Motion by: Tracy Stephens Seconded by: Patrick Dunn

	VOTE			
	YES	NO	ABSTAIN	ABSENT
 PRESIDENT	✓			
 VICE PRESIDENT	X			
TREASURER				
 SECRETARY	✓			
 DIRECTOR		✓		
 DIRECTOR	✓			
 DIRECTOR	✓			
 DIRECTOR	✓			
DIRECTOR				

ATTEST:


SECRETARY

5/18/16
DATE

FILE:
Book of Minutes -
Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective Date: _____