

Millridge Townhouses Association
Parking Resolution

WHEREAS, Article IV, Section 4.3 (f) of the Amended and Restated Bylaws grants the general power to conduct the business and affairs of the Association to the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED THAT in order to ensure equitable parking, maintain security and an attractive community, the Board of Directors establishes a policy in addition to Article VII Section 7.3 (l), (m), (n) as follows:

1. The following vehicles must be parked in designated areas only (east alley) and will be assigned a numbered space.
 - Additional passenger cars (in operating condition only).
 - Recreational vehicles (RV's).
 - Utility trailers.
 - Campers.
 - Boats.
 - Motorcycles, Snowmobiles, Jet Skis and like recreational equipment on a special use trailer.
 - Commercial vehicles including, but not limited to, delivery trucks or vans, special use trailers, or vehicles adapted to a business use, like a pickup truck that has been fitted with special racks to hold materials and tools.
2. The East Alley provides nineteen (19) parking spaces. As these spaces fill up and to guarantee equitable parking. Owners occupying more than one (1) space will be asked first to relinquish one (1) space, additional passenger cars will be asked second. Unauthorized vehicles parked in the East Alley will be given a 72-hour notice and risk being towed at the Owner's expense.
3. Occupants of assigned numbered spaces shall provide to the Parking Committee a valid and current description of occupying vehicle(s) including make/model/license plate. And proof of ownership if asked. Owners and Tenants who fail to provide the parking committee with current vehicle information do so at their own risk – unidentified vehicles will be towed in accordance within the provisions of this resolution.
4. Property owners or the property owner's management agent are required to provide a copy of this parking resolution to all existing and new tenants and inform them of their need to provide the parking committee with current information.
5. To register a vehicle, contact a member of the parking committee. If none are available contact the current Property Management Company or a board member.
6. All vehicles parked in the common areas and those in designated areas are required to have current Oregon license tags as per ORS 803.200. Violators will be given 72 hours notice to remedy the problem, remove the vehicle or risk being towed at the Owner's expense.

7. Loading or unloading of vehicles and equipment is permitted subject to a twenty-four (24) hour time limit, provided the vehicle does not impede alley traffic or block access to any garage. Moving Vans and Service Vehicles are also subject to this regulation.
8. Guests are to use the striped parking spaces throughout the community. Parallel parking by anyone in front of buildings is prohibited; blocking mailboxes and fire hydrants is also prohibited. Repeat violators risk fines imposed by the Board of Directors. To avoid being towed, Owners should notify a board member of extended guest parking.
9. The Board of Directors reserves the right to grant a variance on any of the items listed in this resolution under the condition that the owner must request any variance in writing to the Board of Directors or Management Company.

Enforcement Procedures

In case of a violation, the Board of Directors shall notify the vehicle owner by attaching a written notice of the specific violation to the windshield or other visible place on the offending vehicle. Any such vehicle so described will be removed after seventy-two (72) hours at the Owner's expense. If a renter owns the offending vehicle, the property owner shall be notified by mail.

Right of Appeal

The vehicle owner has the right of appeal. Appeals must be in writing and sent to the Board of Directors or Management Company before the notice deadline, appeals may be sent electronically. If the vehicle in question belongs to a renter, the property owner or the property owner's management agent must make the appeal before the notice deadline. Once an appeal is received, the Board of Directors must respond within 14 days. The Board of Directors shall call for an open meeting of the Association to review the matter with the vehicle owner, property owner and/or management agent. No towing shall take place pending the outcome of the appeal. If the Board of Directors does not respond within 14 days as required, the vehicle owner may consider the matter dropped. The Board's decision on the appeal is final. If the appeal is rejected, towing provisions become effective 12 hours following the Board of Directors' decision.

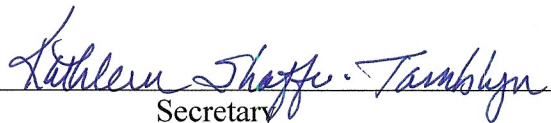
Resolution was approved at the open Board Meeting of, February 24, 2011

Signed: _____



President

Signed _____



Secretary