

OAK BLUFF HOMEOWNERS ASSOCIATION

RESOLUTION 2006-02

Amended August 25, 2010

PARKING POLICY AND PROCEDURES

WHEREAS, Article VII, Section 1(a) of the Bylaws of the Association gives the Board of Directors the authority to “adopt and publish rules and regulations governing the use of the Common Area and facilities, the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof”; and

WHEREAS, it is recognized that there is a need to administer the available parking space within the community more efficiently and to ensure equitable parking arrangements as well as safe and attractive parking areas for the community;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors duly adopts the following Parking Regulations and Procedures:

Section 1. RESERVED PARKING SPACES

Ownership of each lot entitles the owner the use of not more than (2) parking spaces. Each house will be assigned two reserved parking spaces as near as possible to the house. Each reserved space has a number stenciled at the curb. Only the Association is authorized to stencil a space. Residents enjoy exclusive use of their reserved space 24 hours a day, subject to the terms of this Resolution.

Towing from an assigned or reserved parking spot shall be authorized by the owner and/or the resident that the space has been assigned without notice to the violator.

Section 2. VISITOR PARKING

Visitor/Guest vehicles may park in an unmarked parking space.

Section 3. PARKING PRIVILEGES

Vehicles owned or operated by residents and guests of Oak Bluff and delivery vehicles, service vehicles and other commercial vehicles in the conduct of normal business may be parked in designated parking areas, but only resident and guest vehicles may remain parked on Oak Bluff HOA property overnight, i.e., between 7:00 p.m. and 7:00 a.m.

Section 4. DESIGNATED PARKING AREA

Vehicles may be parked in designated parking areas only. Designated parking areas include only those paved areas obviously intended for use as parking areas, as evidenced by the presence of white-lined parking spaces.

Section 5.

PROHIBITED PARKING AREAS

Parking is prohibited in fire lanes, other unpaved areas, walkways, or along curbs not marked for parking. Parking on the lawns by residents, guests, or service people is strictly prohibited.

Section 6.

OTHER VEHICLE REQUIREMENTS

In addition to satisfying all aforementioned criteria for an approved vehicle, any vehicle parked on Oak Bluff HOA property must (if applicable):

- (a) Be able to operate under its own power. (A vehicle with a flat tire is considered inoperable.)
- (b) Display current and valid license plate(s).
- (c) Be properly maintained, to include proper repair of broken windows, flat tires. Unless otherwise exempt, be registered and legal for operation in South Carolina.
- (d) Car alarms, stereos or any other sound-emitting device must be in compliance with and will be subject to the City of North Charleston's sound ordinance and Oak Bluff HOA Rules and Regulations.

Section 7.

USE RESTRICTIONS

To ensure that all residents enjoy safe and attractive parking areas and receive the benefits expected from proper and courteous use of such common elements by others, the following restrictions apply to the use of parking areas:

- (a) Only vehicles displaying handicap license plates or other legal identification may occupy spaces reserved for handicap parking.
- (b) Vehicles shall not be parked in a manner which interferes with or impedes ready vehicular access to any adjacent parking space. Vehicles parked on or over the white line designating the parking space will be considered improperly parked and subject to towing by the owner and/or the resident.
- (c) Changing and disposing of motor oil or other vehicular fluids anywhere on Association property is prohibited.
- (d) Extraordinary repairs or maintenance of vehicles anywhere on Association property is prohibited.

Section 8.

PARKING OR STORAGE

(a) No vehicles may be stored in the parking areas at any time. Periodic movement of an otherwise stored vehicle for the sole purpose of evading enforcement of this restriction is strictly prohibited.

(b) No recreational vehicle, commercial truck, commercial bus or other commercial vehicle of any kind shall be permitted to be kept or parked overnight upon any portion of the property within Oak Bluff HOA.

(c) No junk, inoperable or unlicensed vehicles, recreational vehicles, house trailers or commercial or industrial vehicles, such as but not limited to, moving vans, trucks, tractors, trailers, vans, mini-bikes, four-wheelers, wreckers, hearses, buses, boats, boating equipment, travel trailers, camping trucks or camping equipment shall be regularly or habitually parked on any streets within the community, or otherwise within the boundaries of the community, including the Common Areas, except upon the written approval of Oak Bluff HOA. Oak Bluff HOA shall not be required to provide a storage area for these vehicles.

Section 9.

ENFORCEMENT OF RULES AND REGULATIONS

(a) Vehicles in violation of this policy resolution will be subject to towing 24 hours a day without warning at the vehicle owner's risk and expense.

(b) Vehicles parked in such a manner as to prevent towing of another vehicle that is in violation of this policy resolution will be subject to towing 24 hours a day without warning at the vehicle owner's risk and expense.

(c) Towing from an assigned or reserved parking spot shall be authorized by the owner and/or the resident to whom that the space has been assigned.

(d) Towing from the common areas other than Reserved Numbered Spaces shall be authorized only by the Board of Directors or by its authorized Designee. There will be no liability to Oak Bluff HOA, the Board, the Officers, other Oak Bluff HOA members or their Designee(s) for towing a vehicle in violation of the governing documents or the duly adopted rules and regulations. Information regarding towed vehicles may be obtained from the North Charleston Police Department, who will be notified when towing is implemented against a violating vehicle.

(e) Owners of violating vehicles will be charged with any and all expenses incurred by Oak Bluff HOA to perform repairs to damaged common areas caused by said vehicles. In the case of damage to the common areas by guests of an owner, the owner of the unit will be charged. If the resident is occupying a rental unit, the unit owner will be charged.

(f) Assessments against the owner's unit may also be made in accordance to Policy Resolution No. 2006-0 1 Due Process Procedure for violation of this policy

resolution.

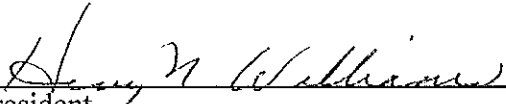
Nothing contained herein shall constitute a waiver of the rights or remedies available to the Association under the law.

All Owners are responsible to ensure that their family members, visitors, guests, tenants and agents observe and comply with this policy resolution and with all Rules and Regulations as may be adopted by the Board.

This resolution was approved and adopted by the Board of Directors of the Oak Bluff HOA this 25 th day of August 2010. This Resolution shall become effective thirty (30) days from the date attested hereto.

OAK BLUFF HOMEOWNERS ASSOCIATION

BY:



President