

## **Parking Rules for Common Area**

In accordance with South Bluffs Covenants, and the by-laws of the SBHOA Board of Directors, the following Parking Rules have been established.

1. All South Bluffs homeowners' vehicles must display a current South Bluffs parking permit sticker on the driver's side, front window of the vehicle. Temporary parking for not more than fourteen (14) days per year collectively in Common Area parking spaces is allowed.
2. Private vehicles, self-propelled vehicles, and towed equipment may not be stored in Common Area parking spaces, except for periods of temporary parking for not more than fourteen (14) days per year collectively for all such equipment.
3. Recreational vehicles, house trailers, motor homes, campers, boats, boat trailers, and other trailers must be kept in the rear yard only of each Lot and must be screened by a fence or planting screen from view of all adjoining owners and streets.
4. Commercial vehicles may not be parked in Common Area parking spaces overnight. Commercial vehicles are defined as those displaying any business graphic, phone number, ladder racks, tool storage bodies, tools or supplies stored in the open. Commercial enterprises working inside South Bluffs may park in Common Areas but should be moved before nightfall when possible.
5. No vehicle may be parked in such a way as to obstruct the roadway, parking spaces, sidewalks, or mailboxes within the community. Parking is specifically prohibited on sidewalks or off pavement.
6. Residents may make only minor, non-fluid change types of repairs to vehicles in a Common Area. All work must be completed by sunset of the same day and the area cleaned up. Any spill of hazardous material of any kind must be cleaned up immediately, completely, and disposal made in accordance with public law. If damage occurs to SBHOA property, the homeowner causing the damage will be assessed all cost for clean up mitigation of the problem, including attorney's fee for collection if necessary.
7. Major repairs to vehicles in Common Areas are prohibited.
8. Oversized vehicles will not be issued SB parking stickers and are therefore not allowed to be parked on SBHOA property. Oversize shall be defined as vehicles exceeding 7 feet in height and/or 22 feet in length.
9. If any vehicle is parked on any portion of SBHOA property in violation of these rules, an agent of the SBHOA may place a notice on the vehicle specifying the nature of the violation and stating that after 24 hours the vehicle may be towed.

10. If any vehicle is parked in a fire lane, is blocking another vehicle or access to a homeowner's driveway or garage, is obstructing the flow of traffic, is parked on any grassy area, or otherwise creates a hazardous condition, no notice shall be required and the SBHOA or its agent may have the vehicle towed immediately.

11. If any vehicle is towed in accordance with these rules, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity.