

Newberry Condominium Unit Owners Association
Parking Regulations 2014-11

Whereas, Article III, Section 2 (f) of the Bylaws empowers the Board of Directors to make and amend rules and regulations respecting the use of the property; and

Now, Therefore, Be It Resolved that the following Parking Regulations are hereby adopted and shall supersede any previous regulations that may apply:

1. All Vehicles parked on Newberry property must be operational and display current license, county, and state inspection stickers. Vehicles must park within designated spaces and may not encroach on sidewalks with bumpers or hitches.
2. A resident is defined as an owner, lessee or any family member of the above residing continuously with either of the above. Only two (2) cars per household may be permanently parked on the property and they must be parked in their assigned (reserved) spaces.
3. Residents police their own two (2) reserved parking spaces and can call the towing company to have an illegally parked vehicle removed from their reserved spots. The towing company may require a signed authorization to remove an illegally parked vehicle.
4. Guest passes must be obtained at the clubhouse office during normal hours and are good for 72 hrs. (3-days). Passes must be displayed on rear view mirrors of all vehicles parked in guest parking spots between the hours of 1am-6am. Guest parking is for guests and not residents. Guests are defined as non-residents that visit a unit for up to two (2) weeks in any calendar year. A maximum of up to four (4) guest passes per month may be issued to a resident of a unit.

5. Hand written (emergency), altered, duplicated or modified passes will be subject to towing without notice.
6. Guest and Overflow parking passes will not be issued to owners (or their residents) delinquent in assessments.
7. The Board of Directors has designated additional “Overflow Parking” areas to accommodate long-term parking needs for residents that have up to two (2) additional vehicles. These overflow areas require a ninety (90)-day pass that must be displayed on the mirror and obtained at the office during normal hours. **Residents must provide current vehicle registration with a “Newberry I” address** in order to obtain an “overflow” parking pass (military exemptions will be considered on a case-by-case basis). Overflow passes shall include the vehicle tag number and must match the vehicle parked in the overflow area. Overflow parking is available on a “**first-come first-served**” basis. Vehicles may only occupy the same overflow parking spot for up to thirty (30) days.
8. Motorcycles may park in front of vehicles (parallel to the curb) in reserved parking spots, as long the vehicle in the spot does not extend beyond the designated parking area.
9. Boats, recreational vehicles, oversized vehicles, moving vans, trailers, trucks (other than light pick-ups) and commercial vehicles may not park on the condominium property. **Commercial or oversized vehicles are vehicles that exceed 18ft in length, have more than four wheels or are wider than 8 feet.** Short term parking during the hours of 8:00 am and 5:00 pm by commercial vehicles servicing residents is permitted; however, vehicles must park in residents own reserved parking spots. Parking shall not be permitted in marked fire lanes, parking lot entrances, or interior header curbs of each parking lot. These rules apply to all vehicles, including motorcycles. Vehicles may be towed at owner’s sole risk and expense, without warning and for any violation of these regulations. The Association and its Board of Directors is not responsible for any damages arising

