

Pinehurst Hills Community Association

PARKING RULES & REGULATIONS

1. The following vehicles are “**Authorized Vehicles**”: standard passenger vehicles including automobiles, passenger vans designed to accommodate ten (10) or fewer people, motorcycles, and pick-up trucks having a manufacturer’s rating or payload capacity of one (1) ton or less (Article II, Section 2.5.1). Authorized Vehicles are to be parked in the garage to the extent the garage accommodates at least the number of Authorized Vehicles for which it was originally constructed by the Declarant or Guest Builder (Article II, Section 2.5.4).
2. The following vehicles are “**Prohibited Vehicles**”: (a) commercial-type vehicles (e.g., stakebed trucks, tank trucks, Dump trucks, step vans, concrete trucks, and limousines), (b) buses or vans designed to accommodate more than ten (10) people, (c) vehicles having more than two (2) axles, (d) trailers, (e) inoperable vehicles or parts of vehicles, (g) aircraft, (h) any vehicle or vehicular equipment deemed a nuisance by the Board, and (l) any other vehicle not classified as an Authorized Vehicle or Restricted Vehicle. Prohibited Vehicles may not be parked, stored, or kept on any public or private street in, adjacent to or are visible from Properties or any other Common Area parking area except for brief periods for loading, unloading, making deliveries or emergency repairs. (Article II, Section 2.5.3). Prohibited Vehicles may only be parked in an Owner’s fully enclosed garage with the door closed so long as their presence on the Properties does not otherwise violate the Declaration.
3. The following vehicles are “**Restricted Vehicles**”. Recreational vehicles, motor homes, travel trailers, camper vans, boats and the like. Restricted Vehicles may be parked wholly within an owner’s garage or in a side yard, screened from view in a manner approved by the Design Review Committee. Owners who park Restricted Vehicles on a side yard shall also be required to install a concrete pad created for the purpose of accommodating the weight of the Restricted Vehicle. Restricted vehicles have **seventy-two (72) hours** to load and unload.
4. No vehicle is allowed to park on any of the access roads at any time.
5. No vehicle is allowed to park overhanging the sidewalk area.
6. **No vehicle is allowed to block another owner’s driveway or mailbox.**
7. **No vehicle is allowed to park next to a red curb or fire lane.**
8. **No vehicle is allowed to park against the flow of traffic.**
9. **No vehicle is allowed to park on the common area streets within 15 feet of any fire hydrant.**
10. **No vehicle that appears to be junked, wrecked, or abandoned is allowed to be parked on the common area streets in excess of seventy-two (72) hours.**

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11. All vehicles must display a valid license plate and current state registration when parked on the common area streets.
12. No vehicle is allowed to park in the same location on the streets for a period exceeding seventy-two (72) hours.
13. **Street Sweeping** – No Vehicles shall park on the streets on street sweeping day between the hours of 8:00 a.m. - 12:00 p.m. (Noon). Vehicles parking on the street on street sweeping day are subject to tow at Owner's Expense.

The following measures shall occur in a progressive manner. Strikes are accrued to each vehicle, not homeowner. The accrual period for strikes is one calendar year commencing on January 1 and ending on December 31 of each year.

- 1st violation—"1st Warning Notice" placed on vehicle windshield
- 2nd violation—"2nd Warning Notice" – Next Violation May Result in "Tow-Away" placed on vehicle windshield
- 3rd violation—Vehicle may be impounded, towed.

14. **Towing Procedures** – Any vehicle determined to be in violation of the Association's Governing Documents and these Parking Rules & Regulations is subject to immediate tow at the owner's expense. ~~The only exception to this will be reserved for vehicles that appear to be junked, wrecked, or abandoned. These vehicles will be towed ninety six (96) hours after a notice of parking violation has been issued and posted on the alleged vehicle.~~ While a citation may be issued for the remaining parking violations, no such citation is required prior to towing.

15. **Reporting Procedure** – Owners will contact management to report alleged violations of these rules and regulations. Management will determine if the reported vehicle is in violation and contact patrol to investigate further.

Adopted by the Board of Directors May 5, 2016

Amended December 7, 2021

Amended May 11, 2022

Amended September 27, 2022

Amended January 31, 2024

Amended February 8, 2024