

Rosemary Place Townhomes Parking Policy (Effective October 2016)

In order to promote a harmonious community atmosphere, Rosemary Place Board of Directors has adopted the following parking policy. Said policy applies to owners, as well as their guests. All vehicles are subject to governing laws of NC and to the rules set forth by Rosemary Place Homeowners' Association (the 'Association' or 'RPHOA').

VEHICLES AND PARKING

All vehicles parked on the property must be operable and contain the following: a valid license plate, a valid registration, and any other permit or license as required by the State of North Carolina. Resident parking is by assignment only. The Rosemary Place Association Board will assign each owner one (1) parking space per Townhome. An Owner can request up to one (1) additional parking space per Townhome; approval of a second space will incur a nominal charge of \$35.00 per year. Owners are responsible for updating any registered vehicle information (make/model/year/color and license plate number) with the Association. Vehicle repairs are prohibited in parking spaces with the exception of changing a flat tire or other emergency situations.

PARKING REGISTRATION FORMS

All homeowners are required to register their vehicle with the Property Management Company. Homeowners wishing to acquire a second parking space are also required to submit a request for said space. Visitors of Rosemary Place homeowners are required to obtain permission to park in visitor spaces for periods of time that extend beyond 48 hours. Homeowners must inform Property Management if they no longer need assigned parking spaces (i.e., sold vehicles). Vehicles that are not registered with RPHOA may result in towing at the owner's expense.

ASSIGNED PARKING SPACES

Owners are assigned one (1) parking space. Vehicles parked in assigned spaces must be registered with RPHOA. All registered vehicles must display a valid parking decal issued by RPHOA. Parking decals must be affixed to the bottom corner of the driver's side rear window for all vehicles registered with RPHOA. Lost or missing decals may be replaced by the management company at a nominal fee.

REQUEST FOR ADDITIONAL PARKING

Owners can request up to one (1) additional parking space per Townhome, and spaces will be allocated based on availability. This second space may be revoked for any reason, and 14 days' notice will be given. A pro-rated refund of the annual charge will be given if the second space is relinquished. Owners are responsible for updating any registered vehicle information (make/model/year/color and license plate number) with the Association. A request for a second space must be submitted to the RPHOA Board of Directors for approval. Second spaces are evaluated yearly and are subjected to approval by the Board. Second space assignments automatically expire one year after the date of approval. Space assignment will be based on the availability, as well as specific relations to homeowners. In the event the number of requests exceeds the available spaces, priority will be given according to tiers as specified below, and assigned via a lottery system if needed:

- 1st Tier – Spouses, domestic partners, children
- 2nd Tier – Individual homeowners with 2 cars, other family members not included in 1st Tier
- 3rd Tier – Roommates, company vehicles

VISITOR PARKING

Visitor parking is intended for visitors. Owners, occupants or other individuals living in the unit may not use the visitor parking spaces. No visitor shall occupy a visitor space for more than 48 hours. Guests of owners shall not occupy more than one of the visitor parking spaces for more than 24 hours unless special authorization is received from the Board of Directors. All visitors who are in violation of parking rules are subject to being towed without further notice.

Visitor placards will be made available to homeowners for their guests parking in a Visitor space. This will allow the homeowner to provide their contact information to be notified in the event his/her guests are in violation of policy.

EXTENDED PARKING REQUEST Visitors of Rosemary Place homeowners are required to obtain permission to park in visitor spaces for periods of time that extend beyond 48 hours by submitting a registration form for an Extended Parking Space. Assignments will be based on availability.

ENFORCEMENT AND TOWING

Parking rules and regulations will be enforced by the Rosemary Place Homeowners' Association Board of Directors and/or the property management company contracted by the Association.

Any vehicle in violation shall be subject to towing. RPHOA disclaims any responsibility for expenses or damages to a vehicle as a result of towing, criminal activity, or any other event that causes damage to a vehicle while it is on Association property. The Association, under the Board of Directors, may, at its sole discretion, take action which includes, but is not limited to, fining members of the Association or suspending their visitor parking privileges for violation(s) or failure to correct any violation(s) of any of the foregoing rules and regulations or any other infringement, which in the opinion of the Board of Directors, would be detrimental to owners, residents, and guests and/or possibly place the Association in a legal liability situation.

The Board of Directors may impose a fine of \$25.00 for each violation of this policy after conducting a hearing. The homeowner charged with the violation will be given notice of the charge, the date, time and place of the hearing, the opportunity to be heard and to present evidence. The Board will provide the homeowner written notice of its decision after the hearing. Fines imposed under this provision will be treated as assessments secured by liens as provided in N. C. Gen. Stat. § 47F-3-116.

If a vehicle has been towed, please contact Eastgate Towing at 919-929-3222.

During normal business hours, please contact the management company at 919-967-1545 x 312. for assistance with parking violations. In the event you need to reach a Board Member between 5PM and 10PM, please contact any of the following:

- Todd Schwartz, President.....(919) 933-4016
- Barbara Kaminski, Treasurer.....(919) 428-4733
- CamiAnne Berreth, Secretary.....(814) 574-7753
- Emad Ibrahim.....(919) 602-8745

In the event someone is illegally parked in your assigned parking space after 10PM, homeowners are permitted to parking in a visitor's space overnight. Homeowners should also send the violating vehicle's color, make, model, and license tag number to