

COTTAGES AT CEDAR RIDGE HOMEOWNERS ASSOCIATION, INC.

Parking Policy

Approved January 13, 2026

1. Purpose

The purpose of this Parking Policy is to establish guidelines for the proper use of parking facilities and ensure uniformed enforcement pursuant to the declarant for Cottages at Cedar Ridge HOA.

2. Scope

This policy applies to all parties included in the CC&R's as "members", any guest of said member, residents and/or occupant, and any guest of said resident or occupant, or any like party regarding the following:

- Automobiles of the private passenger class and pickup trucks not exceeding three-quarter ton.
- Campers, trailers and boats.
- Street Parking

3. Boats and Motor Vehicles

This policy explicitly references the CC&R's regarding Parking more specifically Exhibit B, #3 "Parking".

All other trucks, vehicles and equipment shall not be kept on any Unit or street for a period of time longer than twenty four (24) consecutive hours except in a private garage or a designated guest parking space. No motor vehicle, which is under repair or not in operating condition, shall be placed or permitted to remain on any street or streets, or any portion of any Unit or Units unless it is within an enclosed garage or structure.

4. Street Parking Guidelines

- Vehicles parked on the street in designated parking spaces, or near the mailboxes from 11:00PM-5:00AM will be required to have a valid parking permit.
- Each property owner in good standing with the HOA will be issued 1 parking pass. If available, a limited number of additional parking passes may be purchased for \$50.00.
- Only 1 additional pass may be purchased per lot.

6. Violations and Enforcement

- Violations of this policy will result in enforcement letters, fines, towing, or suspension of parking passes.
- Towing: Vehicles parked illegally may be towed at the owner's expense. Towing will be enforced by a contracted Tow Company.
- All parking violations will be documented and may result in disciplinary action, depending on the severity.

7. Liability and Insurance for Street Parking

- The organization is not responsible for any loss, theft, or damage to vehicles or their contents while parked on the premises.
- Vehicle owners must maintain proper insurance coverage.

8. Changes to the Policy

- This policy may be updated periodically. All individuals using parking facilities will be notified of any changes.