

WOODSHIRE ON BUTLER CONDOMINIUM ASSOCIATION
Parking Policy
Approved Thursday, August 20, 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 Condominium Declaration for Woodshire on Butler Condominiums (Declaration).

2. Scope

This policy applies to all parties included in the Condominium Declaration as “members”, any guest of said member, residents and/or occupant, and any guest of said resident or occupant, or any like party.

3. Visitor Parking Spaces

Per Section 3.3.6 Declaration: Anything herein to the contrary notwithstanding, the Parking Spaces that are not designated as Limited Common Elements and allocated to the Units (the Visitor Parking Spaces) may be used at the Unit Owners, Occupants and Lessees and their Invitees, provided, Owner, Lessee or Occupant of said Unit shall first park any vehicle belonging to it in said Limited Common Element Parking Space before parking any such vehicle in a Visitor Parking Space.

4. General Rule

Per Section 6.26.1 of the Declaration: Any and all motor vehicles not prohibited by the provisions hereof shall be parked in a Parking Space, subject to the other provisions of the this Declaration.

5. Inoperable Vehicles

Per Section 6.26.2 of the Declaration: No abandoned, inoperable, junked or wrecked vehicles shall be parked on any portion of the Condominium. This includes any vehicle that has not been driven under its own propulsion for two (2) weeks or longer, which does not have an operable propulsion system installed therein, or which is not licensed and registered in accordance with applicable laws; provided, however, that otherwise permitted vehicles parked by Unit Owners while on vacation or during a period of illness or other approved condition shall be excepted. In the event the BOD shall determine that a vehicle falls within the prohibition herein, a written notice describing said vehicle shall be personally delivered to the owner thereof (if such owner can be reasonably ascertained), and if said vehicle is not removed within one week thereafter, the Association shall have the right to remove the vehicle at the sole expense of the owner thereof.

6. Vehicle Repair

Per Section 6.26.3 of the Declaration: No activity such as, but not limited to major or long term maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicles, trailers, boats, may be performed on any Unit. However, the Board of Directors may allow minor repairs pursuant to applicable Rules.

Vehicle washing is prohibited in all common parking areas, and designated parking spaces throughout the parking lot. This rule protects community property from water runoff, chemical residue, drainage blockage, and the wasting of precious water resource.

7. Recreational Vehicles

Per Section 6.26.4 of the Declaration: Parking or storing of trucks in excess of one-ton size, recreational vehicles, commercial vehicles, motorhomes, campers, trailers, boats and similar vehicles is prohibited on all portions of the Condominium.

8. Use of Recreation Vehicles as Living Quarters

Per Section 6.26.5 of the Declaration: The use or occupancy of a recreational vehicle, motorhome, van, camper, trailer, or boat as living quarters is strictly prohibited on any portion of the condominium. At no time shall there be any outside storage of motor vehicles in stages of construction, reconstruction, modification or rebuilding of parts of motor vehicles such as frames, bodies, engines or other parts or accessories.

9. Commercial Vehicles

Per Section 6.26.6 of the Declaration: No commercial vehicle shall be parked, stored, or placed in or about a Unit, except for automobiles or standard-sized pick up trucks, which are for both business and personal use, and provided any signs or marking of a commercial nature on such commercial vehicle shall be unobtrusive and inoffensive as determined by the Board of Directors.

10. EV Charging

Any charging cables that run across any sidewalk or pedestrian walkway require a cable ramp or cord protector — two-channel, load-rated, high-visibility — must be in place whenever the cable is in use. The cable and ramp must be removed when the vehicle is not actively charging. All charging cables must be always be properly secured. The Owner assumes responsibility for, and indemnifies the Association against, claims arising from the charging arrangement. Installation of charging equipment, a dedicated circuit, or any exterior electrical equipment requires an approved application under Section 2 of the ARC committee and any required City permit. No equipment may be installed on, attached to, or draw power from a Common Element without prior written Board approval.

11. Violations and Enforcement

- Violations of this policy will result in enforcement letters, fines or towing.
- 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.

11. Changes to the Policy

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