

Woodhill Homeowners Association

PARKING POLICY AND PENALTIES

Following is a summary offered by the HOA Board of Directors to clarify the intent of the CC&R's Section 10.9 regarding vehicles.

1. Personal cars, SUVs, and pickup trucks can be parked in a garage, in the home's **designated driveway**, on an approved paved additional driveway, or behind an enclosed 6' fence. They cannot be parked off a driveway or in the gravel.
2. Vehicles **CAN** be parked on the street during non-overnight hours. No vehicle of any type, except emergency vehicles such as police, fire, and sheriff, can be parked on the street overnight. Overnight is defined as being parked for six (6) consecutive hours between the hours of 10 p.m. and 6 a.m. (NOTE: the following HOLIDAYS: New Years, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas are exempt from the overnight parking restrictions).
3. Vehicles which contain trash/debris are considered to be a fire hazard and/or unsightly are not authorized to park on any Lot or on any street.
4. Commercial vehicles and/or vehicles altered in appearance for commercial purposes (racks, signs, special paint, etc.) are not authorized to park so as to be Visible from Neighboring Property or on any street, except vehicles currently working within the complex.
5. Pickup trucks that have utility shells that are not wider or higher than the cab can be parked in a driveway. Pickup trucks with larger camper shells cannot be parked in a driveway. **Pickup trucks with racks holding ladders or building materials must be parked behind a solid fence.**
6. No other vehicles (such as boats, scooters, trailers of all types, motor homes, tent campers, ATVs, recreational vehicles, company vehicles and equipment, etc.) can be parked in front of a home. These vehicles must be in a garage or concealed behind a fence. The one exception is for the purpose of loading or unloading a motor home or travel trailer (as defined as one having beds, a bathroom, and kitchen) before and after a trip and has a time limit of 48 hours. Such vehicles may only be parked in the driveway or street in front of the owner's residence.
7. Other types of campers or trailers can be parked in the driveway one day for loading or unloading but cannot be left in the driveway overnight or on the street unless a Temporary Parking Permit has been requested and granted by the Woodhill Board of Directors or the Property Management Company.
8. No vehicle repair work can be done in front of a home. Repair work can only be done in a garage. All vehicles that do not have a current license and/or are not in operating condition cannot be parked in a driveway. They must be in a garage or behind a fence.

Exceptions to the above must be approved by a member of the Woodhill Board of Directors or the Property Management Company. If deemed necessary, a Temporary Parking Permit may be issued by the Woodhill Board of Directors or the Property Management Company.

PARKING VIOLATION PENALTIES

1. Notwithstanding the foregoing parking policies, VIOLATIONS OF PARKING RULES, REGULATIONS, POLICIES AND THE CC&R'S will be administered as follows:

1 st Offense	Courtesy Notice and/or Ticket Vehicle(s)
2 nd Offense	Violation letter and/or Ticket and \$100.00 Fine
3 rd Offense	Violation letter and/or Ticket <u>Vehicle</u> and \$200.00 Fine
2. Immediately after the first offense of the Parking Policy, the management company will send the Owner a letter explaining the parking problems and further action to be taken by the Woodhill Homeowners Association ("Association"), if the problem is not corrected immediately.
4. Violations of the PARKING POLICY are subject to a fine as outlined above. Failure to pay the fine may result in the Association seeking legal counsel to compel the Owner's compliance. All attorneys' fees and costs will be the responsibility of the Owner.
5. APPEAL PROCESS: The Owner once notified has the obligation to satisfy the requirements of the notice or submit an Appeal form and appeal the violation at an Executive Session meeting of the Board of Directors. Failure to satisfy the requirements of the notice or to attend said meeting will constitute a waiver of the right to a hearing by the Owner. In the event of a hearing, any determination by the Board of Directors or designated committee shall be deemed conclusive.

Adopted and Approved by
The Board of Directors
May 2, 2025