

Parking Rules Notification

QUAIL LANDING HOA Vehicle Rules & Regulations *Amended on January 18, 2001*

Vehicle Definition

Vehicles are identified as automobiles, pickup trucks, motorcycles, vans or SUV's.

Two Assigned Parking Spaces Per Unit

Each unit is provided two (2) parking spaces in the common area, one covered and one uncovered. Residents may not park on any place on Quail Landing property except in their two assigned, numbered parking spaces.

Guest Parking

Residents may NOT park their vehicles in spaces marked GUEST. These spaces are for short-term guests and service personnel, such as plumbers, electricians, utility workers and etc. who are performing repairs for the short time that they are using Guest parking. Identified residents parking in guest parking will be towed without notice. In addition to being responsible for all towing charges, the offending resident will be fined fifty dollars (\$50.00) each time a tow truck is required to respond to their vehicle. Residents moving their vehicles after arrival of the tow will still be responsible for the \$50.00 fine. If "Guest" is defined as one who is NOT a resident of any Quail Landing address. Guests visiting residents will be allowed to park in guest parking for a maximum period of ten (10) consecutive day. Vehicles exceeding this time limit are subject to being towed without notice.

Vehicles Illegally Parked in Another Resident's Numbered Spaces

Residents or guests parking their vehicles in another residents numbered space without permission will be towed without notice. The owners of vehicles towed are responsible for all towing charges. In addition, the fine for this violation will be \$50.00. No resident may sell their numbered spaces to another resident or guest. All parking spaces, both numbered and guest, are in the common area and under the jurisdiction and control of the Association. They may not be sold, leased, or rented by any resident or homeowner.

Speed Limits

Due to the narrow width of the streets and children playing in the area, speed limits are fifteen (15) miles per hour on all Quail Landing streets.

(Continued on page 2)

Homeowners and Residents having questions on the vehicle rules & regulations may call the Property Manager at Eagle Property Management, Inc. for clarification.

Parking Rules Notification

Red Curbs or Hash-marked and Trash Receptacle Areas

Vehicles parked, at any time, next to red curbs, or in hash-marked or trash receptacle areas may be towed without notice. The owner of any vehicle towed will be responsible for all towing charges. In addition, the Quail Landing fine for this violation of the Rules & Regulations will be a minimum of fifty dollars (\$50.00) for each offense.

Quail Landing Private Streets

Residents or guests may not park their vehicles on any Quail Landing private street. All streets in the Quail Landing complex are private except 48th Place. Vehicles parking on private streets will be towed without notice. The fine for this violation will be \$50.00 and the vehicle owner will be responsible for all towing charges.

Vehicles Unlicensed Or Not In Operating Condition

Only currently licensed, operable vehicles may be parked in numbered or guest spaces. Quail landing will not be a place to store vehicles that are out of license or those that cannot be operated for any reason. Such vehicles will be towed twenty-four hours after notice. When a resident's vehicle tag expires, Quail landing will give a grace period of one month before towing the vehicle (i.e. tags that expire the last day of January will not be tagged until the first day of March).

Trailers, Boats & Other Motor Vehicles

No mobile home, motor home, board, recreational vehicle, trailer of any kind, truck (except pickup trucks) camper, tent or similar structure shall be kept, placed, maintained, constructed, reconstructed or repaired upon any property or street within Quail Landing property. Assigned parking spaces, both covered and uncovered, shall be used for parking vehicles only, and shall not be converted or used for living or recreational activities without the written consent of the Board of directors.

Repairing Vehicles on Quail Landing Property

No vehicle may be repaired on Quail Landing property. (oil changes, brake lining changes, etc.) Replacing a flat tire with a spare tire is not considered a repair.

Violators of any of the Rules & Regulations may be fined as follows:

- **1st Offense - \$50.00**
- Repeat violators within a twelve 12-month period may be fined as follows:
- **2nd Offense - \$75.00**
 - **3rd and succeeding offenses - \$100.00 for each offense.**

Violators of the Rules & Regulations will also be liable for the cost of repairs, attorney's fees, and other collection costs to correct the violations(s).

Homeowners and Residents having questions on the vehicle rules & regulations may call the Property Manager at Eagle Property Management, Inc. for clarification.