

The Forest/Phase 6 Owner's Association (the Association)
Parking Rules

Effective Date: 07/13/2020

Purpose

The Forest/Phase 6 Owners Association is responsible for the maintenance and upkeep of the common areas. The Association's Board of Directors has entered into a contract with a landscaping company to fulfill the Association's requirements in this regard. The contract includes cutting and aerating the area in front of each lot between the paved street and the storm water drainage ditch, and fertilizing or providing nutrients to these areas as needed. When vehicles are parked or driven over or across these areas, the grass and ground may be damaged or destroyed, thereby requiring additional maintenance and upkeep and incurring potential additional cost or expense to the Association and the homeowner. In accordance with Section II.1 of the Association's Declaration of Covenants, Conditions, Restrictions and Easements, these parking rules are being implemented to ensure the protection of the Association-maintained common areas. It is an effort by the Association to protect the Association's assets and to maintain property values in our neighborhood, and to ensure that all property owners are provided with safe access for themselves and others to and from their driveways.

Note: Per North Carolina State Law, on-street parking is prohibited on state roads so as not to impede emergency or police vehicles from reaching citizens in need, as well as not to restrict driveway access to property owners.

Parking Rules

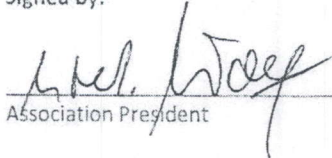
1. No extended, systematic, overnight, and/or repetitive parking is allowed on the unpaved area from the edge of the paved road to the drainage ditch in front of or adjacent to any lot.
2. Temporary parking in said area of a service provider's vehicle for the purpose of providing services, maintenance or repair shall not exceed 8 hours in one day, whether or not the vehicle is moved and returned during that period.
3. Temporary parking in said area for vehicles of property owners or their visitors/guests shall not exceed 12 hours in one week, whether or not the vehicle is moved and returned during that period.
4. No boat, trailer, camper, bus, motor home, or mobile home or other similar vehicle shall be permitted to remain on any lot or in any parking space adjacent to any lot. Motor vehicles without current registrations shall not be permitted to remain on any lot or any streets in the subdivision. Motor vehicles utilized for commercial purposes shall not be permitted on any lot or upon the streets within the subdivision except during the delivery of goods and services to the residential dwellings located upon the lots.
5. Property owners are responsible for ensuring that all occupants, family members, guests, visitors, and vendors comply with these parking rules. For additional information, see Section XII of the Association's Covenants.

Remedy

In accordance with Section XX (Hearing Procedures) of the Association's Declaration of Covenants, Conditions, Restrictions and Easements, property owners will be notified in writing of any violation, will have a minimum of 10 days to rectify, and, if not rectified, may be asked to attend a hearing, and may be required to pay a fine.

Approved by: The Association's Board of Directors (Ute Wolf, Robert Taylor, Mary Beth Bell)

Signed by:


Association President

7/20/20
Date


Property Manager

07/20/2020
Date