

**STONEHAVEN AT BEREWICK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION
PARKING AND TOWING POLICY**

WHEREAS, the Board of Directors of the Stonehaven at Berewick Homeowners Association (“Association”) is empowered to exercise all the powers, duties, and authority vested in or delegated to the Association by provisions of the Declaration of Covenants, Conditions and Restrictions, Bylaws, and Articles of Incorporation;

WHEREAS the Board of Directors has the power to adopt reasonable rules regulating the use of the Common Areas and Roads as defined in **Section 4.2 and 9.1 of the Declaration of Covenants, Conditions, and Restrictions**;

WHEREAS the Board of Directors has the power to tow vehicles in violation of parking rules and regulations as defined in **Section 5.7 of the Declaration of Covenants, Conditions, and Restrictions**;

WHEREAS to ensure equitable parking arrangements, as well as safe and attractive parking areas and streets;

THEREFORE, BE IT RESOLVED that the following parking and towing policies are hereby adopted by the Board of Directors of the Stonehaven at Berewick Homeowners Association:

1. All vehicles are to be parked in a garage, driveway, and/or in a designated parking space. On-street parking is not allowed overnight (from 11 pm – 6 am).
2. Parking in the garage and driveway is to be fully utilized prior to utilizing on-street parking.
3. Parking must not hinder the use of others to access their vehicles, or the ingress/egress of traffic in the community.
4. Vehicles are to obey all city and state traffic regulations.
5. The Association has the right to block street parking on private roads for maintenance.

Restricted Vehicles, Activities, and Parking

1. No commercial vehicle over one-ton capacity, school bus, camper trailer, boat, trailer, recreational vehicle, or any other vehicle deemed to be unsightly shall be parked in the street, driveway, front yard, side yard, or back yard of any Lot, except within an enclosed garage.
2. No vehicle shall block sidewalks, sidewalk ramps, driveways, or be parked in front of cluster mailboxes.
3. No vehicle shall be parked in such a manner that obstructs the safe free flow of moving vehicular traffic or obstructs the movement of other vehicles. Vehicles are to be wholly parked within the space lines allotted to one vehicle and shall not extend into the driving aisle. Vehicles are to be wholly parked on asphalt/concrete and not in grass or plant beds.
4. Junked vehicles may not be parked in the parking areas. A vehicle shall be deemed a junked vehicle if it does not display a valid license plate, or if it is in an inoperable condition, including but not limited to: flat tire(s), excessive damage to the body, wrecked or missing body parts.
5. Abandoned vehicles may not be parked in the parking areas. A vehicle shall be deemed abandoned if it does not display a valid license plate or has not been moved from the location for seven (7) consecutive days.
6. No vehicle shall display a “For Sale” sign.

Street Parking

1. All vehicles must be parked with the right (passenger) wheels parallel to the curb.
2. There must be at least ten (10) feet of roadway space between cars to allow emergency vehicle access.

3. Vehicles cannot be parked within twenty-five (25) feet of an intersection.
4. Vehicles cannot be parked within fifteen (15) feet of a fire hydrant.

Moving Trucks, Trailers & Containers

1. Moving trucks, trailers, and storage containers/pods are permitted on a temporary basis to facilitate residents moving in or out of their homes. These items may not remain within the community for more than seven (7) days and must comply with the following guidelines: Placement should be in the driveway whenever possible. Moving devices must not block sidewalks, ramps, or driveways, and they are strictly prohibited from being placed in common areas or on any unpaved surfaces. If the size of the moving device prevents it from being parked in the driveway while adhering to community rules, the owner must request approval for alternative temporary placement.
2. To request permission for a moving vehicle, trailer, or container to be placed on a street within the community, the owner must submit a written request to Kuester Management Group (support@kuester.com) at least seven (7) business days before the scheduled move. The request must specify the type of moving vehicle or container and the exact dates it will be stored in the street area. Under no circumstances will approval be granted to park a moving vehicle or container on the street for more than seven (7) days. Non-compliance with this policy will result in a fine of Fifty Dollars (\$50) per container, per day until the issue is resolved.

Enforcement of the Parking Policy

1. Vehicles that are deemed to not comply with the established guidelines of this resolution will be issued a parking violation.
2. Any vehicle that is found to be in violation of these rules and regulations or the Declaration of Covenants, Conditions, and Restrictions will be subject to being towed at the owner's expense, potential fines, stickered, or other penalties as set forth by the Board of Directors. Notification of a violation is not required prior to towing. Offenders may be fined for each offense, receive a sticker and/or towed.
3. Any vehicle that is towed from a private street (see Exhibit A) will have a violation notice/sticker placed on the exterior of the vehicle, noting the date and time the vehicle will be towed with no less than 24 hours' notice. Vehicles shall be towed by the Tow Company of the Association. The Tow Company shall have a sign posted at the entrance of the private streets that will include contact information and/or location information of the Tow Company. Fines and storage charges will be the responsibility of the Vehicle Owner.

This policy shall remain in full force and effect until it has either been changed or dissolved by the Board of Directors, in writing.

This resolution was adopted by the Board of Directors on January 27, 2025, and shall be effective on **January 27, 2025.**


Nancy Hoehn (Feb 27, 2025 18:03 EST)

Nancy Hoehn
Board President


Glenn Starnes II (Feb 27, 2025 20:11 EST)

Glenn Starnes
Board Secretary

**STONEHAVEN AT BEREWICK HOMEOWNERS ASSOCIATION
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EXHIBIT A**



Private Streets:

- Kingaussie Ave
- Lochy Ln
- Dulnian Way
- Trieg Dr