

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE NEW FOX RIDGE HOMEOWNERS ASSOCIATION
ADOPTING POLICY No. 2 of 2014
REGARDING PARKING SPACES**

This Resolution is adopted by the Board of Directors of The New Fox Ridge Homeowners Association on the 8th day of December, 2014 and is effective immediately.

Amended and Adopted on September 14, 2015; Addendum #1 adopted September 14, 2015

Recitals

The background of this Resolution is as follows:

R.1. The New Fox Ridge Homeowners Association (the "**Association**") is responsible for governance and maintenance of the residential planned community commonly known as New Fox Ridge located in the City of Harrisburg, Dauphin County, Pennsylvania (the "**Community**").

R.2. The Community is controlled by Amended and Restated Bylaws of The New Fox Ridge Homeowners Association (last amended 6/23/05) recorded in the Recorder of Deeds Office of Dauphin County, Pennsylvania on February 16, 2006 to Instrument # 20060006164 (as amended from time to time, the "**Bylaws**"), which Bylaws the Board of Directors deem to constitute a declaration for purposes of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. §§5101-5414 (as amended from time to time, the "**Act**").

R.3. The Board has enacted or in the future may enact rules and regulations (the "**Rules and Regulations**") to supplement the Bylaws and the Act and to fulfill the Board's obligation to operate the Community and the Association in the best interests of the Association. The Bylaws, Act and Rules and Regulations are referred to herein as the "**Governing Documents**").

R.4. The Association was formed by the filing of Articles of Incorporation with the Corporation Bureau of the Pennsylvania Department of State on or about June 6, 1985, which Article of Incorporation were amended by the filing of Articles of Amendment – Domestic Corporation on June 29, 2005.

R.5. The Association, acting through its duly elected Board of Directors (the "**Board**"), is responsible for, among other rights and obligations, managing the common areas of the Community and carrying out the duties and responsibilities required by the Bylaws.

R.6. The Association is governed by certain provisions of the Act, including, without limitation, the power to adopt and amend rules and regulations relative to the Community.

R.7. Pursuant to Article IV, Section Two of the Bylaws, the Board has all authority granted by the Act, which includes the power to act in all instances on behalf of the Association.

R.8. The Board desires to adopt standard Rules and Regulations regarding the use of the assigned parking spaces. All capitalized terms herein shall have the meaning attributed by this Resolution or by the applicable Governing Document.

NOW THEREFORE, the Board hereby adopts the following restrictions and regulations for the Community (the “**Parking Rules and Regulations**”), which shall be binding upon all Unit Owners and their grantees, lessees, tenants, occupants, successors, heirs and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules or regulations on the same subject matter.

1. **Assigned Parking Spaces.** Each Unit is assigned the exclusive use of one (1) parking space. Only vehicles used by residents of the applicable Units or those authorized by the respective Owners of the applicable Units may be parked in the relevant Assigned Parking Spaces. Other vehicles may not be parked in the Assigned Parking Spaces without the prior express permission of the respective Assigned Unit Owner.

2. **General Rules.**

- a. No vehicles shall be parked in such a manner as to prevent ready access to or from any parking space.
- b. All parking spaces designated as unassigned may be used by residents on a first come, first served basis; provided however, that the Unit residents shall first utilize their Assigned Parking Spaces before using the unassigned spaces and shall otherwise use only one other parking space per Unit. All other vehicles shall be parked on the public streets or other off-property locations.
 - b.1 The limitation of two vehicles per Unit applies to all Units, whether owner-occupied or rented.
- c. Parking or driving on grass or sidewalks is prohibited and all vehicles shall be parked within the lines of any one parking space.
- d. Only one vehicle may be parked in one parking space with the exception of motorcycles or motorbikes, which may be parked together in one parking space provided that such parking is entirely within the lines of the parking space and does not otherwise interfere with the reasonable use of any other parking space.
- e. Owners are responsible for advising their guests of proper parking areas and will be held responsible for the parking violation of their guests.
- f. All notices from the Board or the Property Management Company regarding the short term removal of vehicles for maintenance, repair, or replacement of the parking areas (such as for snow removal or blacktopping) shall be strictly adhered to.

NEW FOX RIDGE HOMEOWNERS ASSOCIATION
ADDENDUM #1 TO POLICY NO. 2 of 2014
REGARDING PARKING SPACES

Adopted by the Board on September 14, 2015

1. Each Unit shall have one guaranteed parking space, designated by Unit number.
 - 1.1 Remaining spaces shall be unassigned.
 - 1.2 Exact locations of the designated spaces shall be determined by the Board.

2. All lot spaces are for the parking of properly licensed, registered, and insured motor vehicles with current inspections. Such vehicles include automobiles, trucks, and motorcycles.
 - 2.1 The lot may not be used for the parking of trailers, boats, recreational vehicles, or similar units.
 - 2.3 The lot may not be used for the parking of vehicles not regularly utilized, including vehicles without a current inspection sticker, antique, hobby, under-restoration, disabled, and abandoned vehicles.
 - 2.4 The lot may not be used for storage of non-vehicles, including construction material and debris, except as herein provided.
 - 2.4.1 Numbered spaces may be used for temporary storage of construction materials and debris with the permission of the space owner. Unnumbered spaces may not be used in this manner. Material shall be promptly removed upon completion of the work, and the space and area restored to original condition.
 - 2.5 The lot may be used for parking a commercial and/or business vehicle so long as the vehicle is owned by or exclusively assigned to a resident Owner and so long as the limit of two vehicles is not exceeded.

3. No owner or resident may authorize or assist a non-resident to park on the premises, except as herein provided.
 - 3.1 Residents are responsible to insure that permitted non-resident use of the parking area is in conformance with these Parking Regulations.
 - 3.2 Daily and short-term guests of a resident Owner may use the unnumbered spaces of the parking lot or the numbered space with that owner's permission. A short-term guest is defined as visiting or living in the Unit for up to fourteen days.
 - 3.3 Lodgers, roommates, and long-term guests living in the Unit for more than fourteen days may use the lot's unnumbered spaces, so long as the number of vehicles associated with the Unit does not exceed two vehicles.

- 3.4 Residents should help avoid unnecessary enforcement actions by having their guests and extended-stay visitors identify their vehicles by placing a card or sheet of paper on the dashboard with the words "Visiting", followed by the street address of the property being visited. This will help distinguish between authorized visitors and unauthorized violators.
- 3.5 Delivery, mail, service, and repair vehicles may use the parking lot for the duration of the service being provided to the Unit(s). This use is limited to unnumbered spaces, numbered spaces of the Unit owner being serviced, or the numbered spaces of other Unit owners with their permission.
- 3.6 Homeowners with employees working in their homes may authorize their use of the parking lot between the hours of 8:00 AM to 5:00 PM only.
- 3.7 No resident or owner may receive compensation of any type for use of a parking space.

4. Unit Owners/Landlords

- 4.1 Unit Owners/Landlords shall assure that their tenants are made aware of the Association parking regulations.
- 4.2 Tenants shall abide by these regulations as if they were the Unit Owner.
- 4.3 The rights, privileges, and responsibilities of the Unit Owner shall become those of the tenant, and the Unit Owner shall have no parking rights.

5. Electric Vehicles

- 5.1 The Association, at its discretion, may provide charging stations at locations it determines, and may provide regulations, fees, and charges for their operation.
- 5.2 No one shall run cords for the charging of a vehicle over any sidewalk or parking area. An exception is made if the charging operation is attended and guarded at the vehicle while the cord is in place.

6. Enforcement

- 6.1 Residents are responsible to initiate enforcement of violations of the parking space assigned to their Unit. Initial steps may include discussion with the violator or placing a notice on the vehicle.
- 6.2 The Board will enforce violations of a designated space in instances where the Unit Owner or renter fails to do so, is unsuccessful after a reasonable effort, or is complicit in the violation.
- 6.3 The Board will enforce violations of the unassigned parking spaces.
- 6.4 An enforcement action will be considered by the Board upon receiving a formal written complaint, stating the nature of the violation and the steps taken so far to ameliorate the situation.
- 6.5 Vehicles not in conformance with the Parking Regulations are subject to being removed from the parking lot. Removal shall follow procedures established by the Board.