

Parking and Speed Limit Rules

A: Speed Limit in the Courtyards

1. The maximum speed limit is fifteen (15) miles per hour on all streets.

B: Parking Rules General

1. Purpose of Parking Rules

1. Safety and preservation of property.
2. Making Courtyards a better place to live, courteous treatment of neighbors, and enhancing the value of homes.
3. Eliminating the nuisance and inconvenience to those who are having ingress and egress to their garages blocked or seriously hampered by across-the-street and other improper parking. (The problem is most serious on streets which have houses on both sides.)
4. Avoiding costly repairs to damaged curbs caused by vehicles blocking the passage of larger trucks.
5. Providing more parking capacity by designating as alternate areas, the Circular Cul-De-Sacs, Recessed Parking Areas, and Swimming Pool Parking Area. (*These alternate areas are only for vehicles that are driven on a regular basis and are not to be used for storage.*)

2. Garage Rules

1. The garage for each Unit shall be used primarily for parking vehicles and shall not be used for storage or other purposes.
2. ***Garage doors must be closed at all times, except when vehicles are entering or leaving.***

C: Parking Rules by Category of Vehicle

1. Vehicles of Occupants of Units

1. ***Must be parked in the garage with the garage door closed*** except for:
2. On the street in front of the house or in the driveway for no more than 30 minutes while being loaded or unloaded or
3. If there are more vehicles than parking spaces in the garage and the excess vehicle(s) are *automobile(s) that are driven on a regular basis*, then these can be parked:

1. In the driveway or
4. If there are excess vehicles and one or more automobiles will not fit in the driveway then:
 1. On the right-hand side of a Circular Cul-De-Sac (one automobile only) or in the
 2. Swimming Pool Parking Area.
2. **Automobiles of Short-Term Visitors and House Guests**
 1. Should park in the garage with garage door closed or in the driveway or
 2. If the automobile cannot be accommodated in the garage or driveway:
 1. In all streets but ***not all day and not overnight.***
 2. For all day or overnight use the:
 1. Recessed Parking Areas (subject to D.3 and D.4 herein) or
 2. Right-hand side of the Circular Cul-De-Sacs or the
 3. Swimming Pool Parking Area.
3. **Service vehicles while Providing Service**
 1. May park in all streets (not impeding access to any driveways) or the
 2. Right-hand side of a Circular Cul-De-Sac or a
 3. Recessed Parking Area (subject to D.3 and D.4 herein) or the
 4. Swimming Pool Parking Area.
4. **Trucks, Buses, Vans, Motor Homes, Mobile Homes, Campers, Motorcycles, Minibikes, Scooters, Go-Carts, Golf Carts, Boats, Trailers, Personal Watercraft and Commercial Vehicles of Occupants of Units**
 1. Must be parked in the garage at all times and not on the driveway or other areas in public view in the community.
 2. *Only automobiles of residents can be parked in public view.*

D: Parking Rules by Area

1. All Streets

Parking is reserved for use by the following only:

1. Vehicles of occupants of Units, while being loaded, or unloaded, for a period not exceeding 30 minutes.
 2. Automobiles of short-term visitors and house guests that cannot be accommodated in the Unit's garage or driveway. However, ***no all day, or overnight parking is permitted by visitors or house guests***, who should be asked to park in the:
 1. Recessed Parking Areas (subject to D.3 and D.4 herein) or the
 2. Right-hand side of the Circular Cul-De-Sacs or the
 3. Swimming Pool Parking Area.
 3. Service vehicles, while providing services (not blocking access to any driveways).
2. **Circular Cul-de-Sacs on Courtyard Drive and Kingsland Court**
Parking is allowed on the Right-Hand Side of the Cul-De-Sacs and is reserved for the following:
1. Automobiles of temporary visitors and house guests that cannot be accommodated in a Unit's garage or driveway, for short term, all day and overnight parking.
 2. Service vehicles while providing services.
 3. Occupants of Units who have more vehicles than garage spaces, *one* of which cannot be accommodated in the Unit's driveway because of its dimensions. The vehicle must be an *automobile that is regularly driven*. The cul-de-sacs are not intended for vehicle storage. (If Occupants of Units have *more than one automobile* that cannot be accommodated in the Unit's driveway, *such must be parked in the Swimming Pool Parking Area.*)
3. **Recessed Parking Areas on Courtyard Drive** (near Markham Way and near Kingsland Court)
*These spaces are **Common Property**.* Parking is reserved for use by the following:
1. Automobiles of temporary visitors and house guests for short term, all day and overnight.
 2. Service vehicles while providing services.

3. For off-the-street parking of **automobiles only by nonresidents of the community** and are not to be used for regular parking by any resident of the community.
4. **Recessed Parking Areas on Apsley Court, Waverly Court, and Yale Court**
These areas are Private Property. Parking is reserved for use by the following:
 1. The Owners of the lots that the parking areas are on, subject to the provisions of paragraph B.1 and C.4 herein.
5. **Swimming Pool Parking Area** (left side of street serving the pool and the marked parking spaces at the end of the street)
Parking is reserved for use by the following:
 1. Automobiles of users of the Swimming Pool and Tennis/Pickleball Court.
 2. Automobiles of residents of Units who have more vehicles than garage spaces, some of which cannot be accommodated in their garage or driveway. *These extra vehicles must be automobiles that are regularly driven. At no time can any vehicles be stored in the Swimming Pool Parking Area.*
 3. Automobiles of temporary visitors and house guests for short term, all day and overnight.
 4. Service vehicles while providing services.

E: Authority for Enforcement and Fines

1. **Authority for Enforcement of Parking Rules.**
 1. Article 7.2 Rules and Regulations, and 7.5 Vehicles; Parking, of the Declaration, empowers the Board of Directors to establish and enforce vehicular parking rules in the Community.
 2. Article 12.1 Enforcement, of the Declaration, empowers the Board to levy fines for violations of rules.
 3. Article 4.2, Creation of the Lien and Personal Obligation for Assessments, of the Declaration, provides that fines will be added to Monthly Assessments and can become a lien on the Unit.
 4. Article 11.5 (c) (i), Compliance with Declaration, By-Laws, and Rules and Regulations (by Lessees), of the Declaration, reads in part as follows: "Lessee shall abide and comply with all provisions of the By-Laws, this Declaration, and any rules and regulations adopted pursuant thereto."

2. Parking Violations/Open Grage Doors – Fines and Towing

1. First Violation: Warning
2. Second Violation: Warning
3. *Third Violation:*
OPTION ONE: \$50.00 ONE-TIME FINE – Per Occurrence for a single infraction, not ongoing.
OPTION TWO: \$50.00 PER DAY FINE – For ongoing violations.
4. Repeated violations of the Parking Rules will result in vehicles being towed to the towing company's parking lot, at the owner's expense.
5. The Association's Management Agent will monitor parking in the Community and add fines to the Monthly Dues when appropriate; and will arrange for towing of vehicles which are improperly parked.

3. Speeding Violations

1. The fine for violating the SPEED LIMIT OF 15 MPH anywhere in The Courtyards is \$20.00 per occurrence.