

KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION  
VEHICLE REGISTRATION, PARKING REGULATIONS AND  
PENALTIES FOR NON-COMPLIANCE

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WHEREAS, Article III, Section 1 of the By-laws gives the Board power and duty to administer the affairs of Knightsbridge Arms Condominium, and

WHEREAS, the Board desires to control parking as permitted by the documents.

NOW, THEREFORE, BE IT RESOLVED THAT:

All vehicles permanently parked in the community must be registered with the Association. Registration identification shall be filed within 10 days of residency. Registration identification shall be provided to residents by the Association within 5 days after vehicle registration has been received by the Association. Once the resident has received the registration identification, it shall be displayed in the vehicle(s) as instructed by the Association.

All units are limited to two vehicles with the Association, residents will be required to park one vehicle in a garage year round. All new tenants/residents moving into the community after the acceptance of this resolution will be given a 30-day waiver from this requirement.

Signs have been posted in the community indicating where visitors are allowed to park. These signs may also indicate that illegally parked or unregistered vehicles will be towed.

Parking violations addressed by this resolution include, but are not limited to, the following:

1. Parking of any vehicle in a fire lane or designed no parking area.
2. Parking of any community registered vehicle in the visitors parking area.
3. Parking of any unauthorized vehicle in a handicapped parking area.
4. Parking of any vehicle on landscaped areas.
5. Any vehicle backed into a curbed parking area. Head-in parking only for reasons of auto exhaust entering into air circulation systems.
6. Any resident not parking one of their two vehicles in a garage.
7. Any visitor parking in an unauthorized parking spot will be the responsibility of the unit owner.
8. Parking of any vehicle in front of (or blocking) any trash receptacles on the common area.
9. Failure to register a vehicle with the management office within 10 days of residency.

The Association, or any party designated by the Board, shall be authorized to issue warnings, assess fines, and have vehicles towed for any of the above parking violations. Written warnings shall be issued to the vehicle owner. Assessed fines shall be levied against the unit owner of which the vehicle owner resides. Costs incurred for towing shall be at the vehicle owner's expense.

- Unregistered, uninspected or inoperable vehicles will have 7 days notice to comply.
- Any vehicle parked in any unauthorized area may be towed without notice.
- Any vehicles may be towed without notice to exercise snow removal procedures within 24 hours.