

PARKING RULES

Parking and Vehicular Restrictions:

1. All vehicles in violation of these Parking Rules are subject to immediate tow and/or fine by the Association. Violations and fines are subject to the “Whisler Ridge Owners Association Violation and Fine Procedure” set forth in the Community Handbook which sets forth procedures for courtesy notices and fines for repeated violations.
2. All streets and common areas within the Whisler Ridge Community are designated “Permit Parking” zones. However, no vehicle is allowed to park in locations that are restricted or prohibited under these rules. Only residents and their guests may park in the Community.
3. Subject to the restriction on Prohibited Vehicles, all vehicles owned or operated by or under the control of a Resident or long-term guest, and kept in the Community must be parked within a garage or within the driveway of such Resident unless a valid Parking Permit is properly displayed.
4. A guest of a Resident is exempt from the Parking Permit requirements and permitted to park an authorized vehicle in the Community except in locations otherwise restricted or prohibited. However, if a guest parks a vehicle at any time in a Permit Parking zone between 2:00 a.m. – 7:00 a.m. for more than seven (7) days in any thirty day (30) period, he or she is defined as a long-term guest and must obtain a Parking Permit. Failure to comply with these requirements may result in enforcement procedures including, notice, fines and/or tow.
5. For violations of the Parking Permit requirements of Paragraphs 3 and 4, the Board will issue an initial courtesy notice to the responsible Resident for that Resident’s and/or long-term guest’s violations. Continuing failure to comply with the requirements of Paragraph 3 or 4 may result in increasing fines as set forth in the Community Handbook. After the third violation notice, a vehicle is subject to immediate tow and or fines as set forth in the Community’s Parking Rules and Violation policies. The Board, in its discretion, for good cause, may waive a fine based on submissions by the Resident to the Board.
6. Unless otherwise authorized by the Board, a Resident’s contractor(s) are permitted to park in locations in the Community between 7:00 a.m. – 8:00 p.m. but not in locations otherwise restricted or prohibited.
7. Commercial vehicles are not allowed to be parked between 8:00 p.m. – 7:00 a.m. unless owned by a Resident and not a Prohibited Vehicle.
8. Both Residents and long-term guests displaying a valid Parking Permit are permitted to park in locations in the Community not otherwise restricted or prohibited.
9. Absolutely no parking at any time within the areas marked as fire lanes designated by red painted curbs or within 15 feet of any fire hydrant.
10. No blocking or impeding any handicap or sidewalk ramps and no parking within 3 feet of any handicap or sidewalk ramp.

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11. Vehicles are not permitted to block a driveway in any manner and are subject to immediate tow. However, only the Resident whose driveway is blocked can authorize the tow and will be required to sign the tow authorization presented by the tow truck representative.
12. No vehicles shall be parked in such a way as to extend beyond a driveway over a sidewalk in a manner that impedes pedestrian traffic.
13. Vehicles are not permitted to park in any way that blocks ingress or egress to the Community or traffic flow of the streets.
14. Vehicles may only park parallel to the curb on streets and not more than 18 inches from the curb.
15. Residents and/or Homeowners are responsible for assuring that their guests abide by these parking rules and restrictions.
16. Residents and guests may not park, keep or store in any part of the Community any Prohibited Vehicle except wholly within a Resident's fully enclosed garage with the door closed. Inoperable vehicles shall be stored only in enclosed garages. Prohibited vehicles are defined as the following:
 - a. Recreational vehicles (e.g., motor homes, travel trailers, camper vans and boats, sea-do's, ATVs, wave runners or similar type vehicles);
 - b. Commercial type vehicles (e.g. tank trucks, dump trucks, step vans, concrete trucks, limousines, vehicles with stake bed trucks, commercial lettering, ladder racks, tool boxes, tools within view, anything over 1 ton GVW, anything with construction supplies or debris within view;
 - c. Buses or vans designed to accommodate more than ten (10) people, Vehicles having more than two (2) axles;
 - d. Trailers, Aircraft, Boats;
 - e. Inoperable vehicles or parts of vehicles;
 - f. Any vehicle deemed a nuisance by the Board of Directors or any other vehicles not classified as authorized vehicles;
 - g. If a vehicle classifies as both an Authorized and a Prohibited Vehicle, it will be classified as a Prohibited Vehicle, unless expressly classified as an Authorized Vehicle, in writing, by the Board of Directors.
17. No repair, maintenance or restoration of any vehicle may be conducted in the Community except in an enclosed garage when the garage door is closed; however, these activities may not be undertaken as a business and may be prohibited entirely if the Board determines that the activities are a nuisance.
18. Garages are to be used for parking vehicles only and shall not be converted for living, recreational activities, business or storage.
19. Garage doors are to remain closed except during the entry or exit from a garage.
20. A Resident's garage must be permanently and continually kept available for the parking of vehicles belonging to Resident(s) and long-term guest(s)
21. All maintenance and/or per use activities (including washing, polishing and loading, for example) of Authorized Vehicles shall be conducted, to the extent possible, within the garage or parking area upon

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the Resident's Lot, and to the extent that the same occur upon any driveway or are otherwise visible to passersby, then such activities shall not continue for more than four (4) hours at a time.

Definitions for Purposes of these Parking Rules, Variance Policy and Parking Permit Procedures:

- a. A "resident" for purposes of these parking rules means a homeowner, lessee, or renter;
- b. A "guest" for purposes of these parking rules means anyone visiting or living with a Resident and parking any vehicle in the community for any period of time but not a contractor providing a service to a Resident;
- c. A "long-term guest" is a anyone who parks a vehicle at any time in a Permit Parking zone between 2:00 a.m. – 7:00 a.m. for more than seven (7) days in any thirty day (30) period,
- d. "Community" for purposes of these PARKING RULES means anywhere within the boundaries of Whisler Ridge including private properties.

PARKING PERMIT PROCEDURES

1. Procedures for obtaining a Parking Permit are not part of the PARKING RULES and will be issued separately by the Association and subject to revision by the Board. The Parking Permit Procedures will be posted on the Association Manager's Website and available by mail upon request.
2. Every request for a Parking Permit shall be in writing accompanied by required information and documentation as set forth herein. Such request may be in hardcopy or by email sent to the Community Manager. The PARKING RULES and these PARKING PERMIT PROCEDURES shall be made available on the Resident portal of the Management Company website and available by mail if so requested by a Resident.
3. An application for a Parking Permit by a Resident (including on behalf of a long-term guest) under Paragraphs 2. a - e of the Parking Variance Policy and Guidelines shall submit to the Community Manager:
 - a. A copy of the Resident's and/or long-term guest's vehicle registration(s) for each vehicle parked in the Community along with a statement identifying each vehicle that may be parked in the street;
 - b. A copy of the driver's license of the Resident and/or long-term guest who owns a vehicle parked in the Community;
 - c. A representation by the Resident that each person with a vehicle parked in the Community is a Resident or long-term guest;
 - d. The time period requested for the Parking Permit up to 12 months;
 - e. Any additional information the Resident believes is relevant to the application including a statement of benefit by an applicant seeking a Parking Permit based on disability.
4. The Community Manager shall issue within a business day a preliminary Parking Permit upon a Resident's request that meets the criteria set forth under Paragraphs 2. a – d of the Parking Variance Policy and Guidelines.
5. The Community Manager will not issue a Parking Permit under Paragraph 2. e. of the Parking Variance Policy and Guidelines until such a parking variance is approved by the Board.
6. The Parking Permit will, according to the Resident's request, be emailed or mailed by the next business day to the Resident, at which time, the Community Manager shall notify the Parking Committee members of the variance application and post on the Board Members' web portal the variance application information. For Residents and long-term guests, the Community Manager shall issue a permit for up to one year if so requested and the Resident's application justifies a 12 month period. Any questions by the Community Manager shall be directed to the Board Member(s) assigned to the Parking Committee.

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7. The issuance of a preliminary Parking Permit is subject to revocation, modification or request for additional information by the Board if the required documentation and other criteria are not satisfied or for other good cause and shall so inform the Resident in writing.
8. If the preliminary Parking Permit is not revoked or modified by the Board, or if the Board does not seek additional information within 30 days, it shall then become fully effective for the time period on its face subject to revocation under Paragraph 7.
9. The Parking Permit shall indicate on its face “Whisler Ridge Parking Permit”, the date of expiration and the vehicles for which it is valid by listing all the vehicles by make and model and corresponding tag numbers provided by the Resident and long-term guest, if applicable. Language advising where the Parking Permit shall be displayed will be stated on the face of the Parking Permit. The Parking Committee in consultation with the Community Manager will specify design and exact details to be placed on the Parking Permit.
10. Definitions under these Procedures are the same as those in the Parking Rules.

Parking Variance Findings and Policy

1. Pursuant to the Board's authority under Section 7.8.4 of Article 7 of the Declaration of Covenants, Conditions and Restrictions of Whisler Ridge, it is the finding of the Board that excessive street parking is not in the best interests of the Community due to the negative aesthetic impact and potential adverse affect on home values. It is also the finding of the Board that excessive restrictions on street parking by Residents and guests may adversely affect home values and the reasonable enjoyment of a Resident's home. Accordingly, the Board, to balance these competing Community objectives adopts this Parking Variance Policy, Rules and Guidelines.
2. Parking Variance Rules and Guidelines
 - a. If a Resident has 3 or more authorized vehicles registered to the Resident and 3 or more licensed drivers living at the Resident's home, any one of the vehicles may be parked on the street if the vehicle properly displays a valid Parking Permit.
 - b. If a Resident has 4 or more authorized vehicles registered to the Resident and 4 or more drivers, up to two of the Resident's vehicles may be parked on the street if the vehicle properly displays a valid Parking Permit.
 - c. If a Resident or long-term guest provides evidence of disability, with proof of a disability placard or disability license plate or other sufficient evidence and provides a written representation to the Board that parking on the street is beneficial to the Resident's disability, a Resident's authorized vehicle(s) may be parked on the street if the vehicle properly displays a valid Parking Permit.
 - d. If a long-term guest is living at a Resident's home, the guest shall park all vehicles in the driveway or garage of the Resident. However, if the addition of the long-term guest results in 3 or more drivers and 3 or more vehicles at a Resident's home, the Resident may make application on behalf of the long-term guest for a Parking Permit consistent with Paragraphs 2. a. b. or c. A Parking Permit shall be issued by the Community Manager if the requirements of Paragraphs 2. a. b. or c. are met. The long-term guest or sponsoring Resident may park an authorized vehicle in the street if the vehicle properly displays a valid Parking Permit.
 - e. There may be circumstances justifying a parking variance that do not fit within the criteria set forth above, but which nevertheless justify a variance. In these latter circumstances, the Board will consider the specific needs of a Resident or long-term guest, based on submitted documentation to the Community Manager and determine whether the request for variance is consistent with the Community's interests and objectives. The Board will advise the Community Manager whether to issue a Parking Permit.
 - f. The Community Manager shall issue Parking Permits according to the Association Parking Permit Procedures.