

**THE COVE AT HYDE PARK HOMEOWNERS ASSOCIATION, INC.  
RESOLUTION OF THE BOARD OF DIRECTORS  
PARKING POLICY**

**MAY 2021**

WHEREAS, “Declaration” is the *Declaration of Covenants, Conditions, and Restrictions for The Cove at Hyde Park, A Planned Unit Development in Cache County*; and “Association” is *The Cove at Hyde Park Homeowners Association, Inc.*; and “Bylaws” is the *Bylaws of Cove at Hyde Park Homeowners Association, Inc.* and “Board” is the Association’s Board of Directors; and

WHEREAS, the Board desires to honor the intent of the governing documents for the Association for the mutual benefit of the membership; and

WHEREAS, Article IV Section 4.1 of the Bylaws gives authority to the Board to exercise all powers of the Association; and

WHEREAS, Article VIII Section 8.1 of the Bylaws gives authority to the Board, shall have the authority to adopt Association Rules as it deems necessary for the maintenance, operation, management, and control of the Association and may alter, amend and repeal such Rules; and

WHEREAS, Article 6 Section 6.4(3) of the Declaration states that the Association, through the Board shall make, establish, promulgate, amend, and repeal Rules governing the conduct of persons and the operation and use of the Association as it may deem necessary or appropriate; and

WHEREAS, the Board desires to set forth a policy for parking throughout the Association; and

WHEREAS, this resolution shall apply to all homeowners; and

WHEREAS, this resolution shall be in effect until otherwise amended, modified, or rescinded by the Board; and

NOW, THEREFORE, BE IT RESOLVED that the following is adopted by the Board of Directors:

**Parking Policy**

1. In addition to this policy, all residents are subject to all state and local laws.
2. It is the responsibility of the unit homeowner who rents their property to ensure the residents of the rented property are aware of and understand the aforementioned rules and regulations and all residents, and their guests adhere to the parking rules and regulations at all times.

3. Residents must park their vehicle in their garages and driveways. Garages and driveways are designated for the parking of vehicles; therefore, residents must maintain their garages and driveways in such condition so vehicles can be parked in them.
4. No commercial or oversized vehicles larger than a "one-ton" classification shall be allowed within the Association.
5. Trailers and recreational vehicles may be allowed so long as they are parked on the home's designated garage or RV pad (if applicable). If parked on an RV pad, the trailer shall not exceed the front face footprint of the home. Trailer and recreational vehicles are not permitted at any other location within the Association.
6. Residents, members of a household, any guests, tenants or invitees shall not park on the sides of the private street, at an entrance to or in front of a garage or walkway, or at any other location within the Project which would impair vehicular or pedestrian access, or snow removal.
7. No resident shall repair or restore any vehicle of any kind (including recreational, etc.), on a unit driveway, private street or other Common Areas, except for emergency repairs.
8. Parking or storage of an inoperable vehicle, or a vehicle not displaying current registration tags, in any area within the Association common areas is prohibited, including driveways.
9. Residents shall keep their vehicle(s) free of oil, grease or other fluid leaks. All stains or residues caused by such vehicle(s) shall be thoroughly cleaned and safely removed. Residents will be held responsible for any charges incurred by the Association to clean up any of the above.
10. Vehicles of guests may occupy any unassigned Common Area parking space for up to (not exceeding) seventy-two (72) hours. Unassigned parking spaces are intended for guest use and not resident parking.
11. Commercial trucks, delivery or service vehicles shall not be permitted within or on Association property longer than necessary to complete a service call. Any such truck or vehicle must be clearly marked as such.
12. ANY VEHICLE IN VIOLATION OF ANY OF THE AFOREMENTIONED PARKING RULES IS SUBJECT TO BE TOWED WITHOUT ADDITIONAL NOTICE AT THE VEHICLE OWNER'S SOLE EXPENSE.