

LAKEVIEW ESTATES CONDOMINIUM ASSOCIATION

**RESOLUTION OF THE BOARD OF DIRECTORS
Parking/Towing Policy
Approved 03/12/2003**

WHEREAS, and in accordance with Article IX, Section 5 of the Condominium Bylaws, the Board of Directors is authorized and empowered to govern the affairs of the Association, and,

WHEREAS, the Association receives many complaints relevant to parking and towing violations of association policy, and,

WHEREAS, the proper documentation of procedure can assist greatly in the resolution of those violations, and,

WHEREAS, the Association requires a clear policy on co-owner, resident, and guest parking guidelines and restrictions, including the towing of vehicles for the co-owners, residents, and guests of the Lakeview Estates Condominium Association,

NOW, THEREFORE, BE IT RESOLVED that the following policy would establish the requirements and restrictions for parking and towing within Lakeview Estates.

I. Uses And General Restrictions On The Parking And Towing Of Vehicles

These general rules apply to vehicles parked or stored in open view in residents and Co-owners common area parking spaces (including carport) or designated visitor parking or on common area open space within the boundaries of the Condominium Community.

Unless other provisions prevail as detailed in this resolution, parking spaces located in the general common areas within the Condominium Community are reserved for the use by Lakeview Estate co-owners and residents and the guests of Lakeview Estates residential owners and residents, and are to be used as designated herein:

- A. Vehicles may be parked only in designated parking spaces and parking areas.
- B. Vehicles may not be parked in fire lanes, or so as to occupy more than one parking space, or so as to block any sidewalk, or so as to block any other vehicle parked in, or so as to prevent ingress or egress of any other vehicle to adjacent parking spaces or a street.
- C. All vehicles must comply with "No Parking" areas as posted or designated as a fire lane (typically designated by a yellow curb).
- D. Lakeview Estates has adopted a "reserved parking space" assignment plan; no co-owner, resident or guest may park a vehicle in another co-owner's assigned

parking space without prior authorization from the resident to whom the space has been assigned.

- E. Vehicles may not be parked or stored unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks.
- F. Major repairs to vehicles, including but not limited to, painting and the drainage of automobile fluids, is not permitted.
- G. No sign, initials, numbers storage containers or other additions or alterations to parking spaces may be painted, displayed, or erected by any owner without prior written approval from the Directors.
- H. Vehicles may be washed in designated locations in the Condominium Community common areas and parking spaces.
- I. No vehicle other than a vehicle clearly indicated as operated by or for a handicapped person may be parked in any space reserved for handicapped parking.
- J. Parking spaces designed as "handicapped parking" are reserved for those co-owners and guests that have Board approval for a handicapped parking space in the general common element. Vehicles parked in handicapped parking spaces must contain the necessary state issued handicap-parking permit displayed in a visible location in the vehicle or on the license plate.

II. Prohibited Vehicles

The vehicle types described in this section may not be parked or stored in open view or in the common area parking spaces or parking areas (including carports), or within the boundaries of the Condominium Community. Prohibited vehicles are subject to Lakeview Estate's tow policy.

A. Prohibited vehicles include:

- 1. Any boat, boat trailer, or other type of trailer whatsoever;
- 2. Any motor home or self-contained camper;
- 3. Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
- 4. Any mobile home, trailer, or fifth wheel vehicle;
- 5. Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;
- 6. Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, all-terrain vehicles, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Michigan;
- 7. Private or public school or church buses.
- 8. Any truck with a payload more than two (2) tons empty weight (E.W.), Any vehicle longer than 18 feet or wider than 8 feet, irrespective of whether or not it otherwise complies with the provisions of this article.

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- B. All vehicles must conform to State of Michigan and local codes, ordinances, and statutes. All vehicles must bear current licenses, registrations, stickers and certifications as required by the state.
- C. No derelict vehicle shall be parked in the Condominium Community parking space or general common parking area at any time. For this purpose, a derelict vehicle shall be a vehicle, which is defined as an abandoned vehicle.
- D. No junk vehicle shall be parked in the Condominium Community parking space or general common parking area at any time. For this purpose, a junk vehicle is defined as a vehicle which is missing any essential parts, such as, but not limited to, tires, wheels, engine, brakes, windows, lights, or exhaust system that are necessary for legal operation of the vehicle on public streets, or containing graffiti painting or obscene or offensive language, or significant amounts rust damage.
- E. All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or otherwise. Vehicles not kept in proper operating condition may be subject to fines as determined by the Board.
- F. Vehicles with "For Sale" signs shall not be parked or stored in open view in the condominium common areas, but shall be confined to the co-owners assigned parking space(s). Vehicles with "For Sale" signs that do not conform to this policy may be subject to fines as determined by the Board.
- G. Visitor Parking: A limited number of designated parking spaces are available for guest vehicles. Guest vehicles are not allowed to remain parked in a visitor spot more than two consecutive days without prior approval from the Board. Vehicles found in violation may be subject to fines as determined by the Board.

III. Enforcement And Towing

Any vehicle parked in the Condominium Community which does not conform to the terms and conditions of this resolution, including any vehicle parked in the reserved parking space assigned to another, will be subject to the towing provisions of this resolution by Lakeview Estate's authorized towing agent at the complete expense and risk of the owner of the offending vehicle.

A. Towing Conditions

1. Any vehicle parked in a designated fire lane or next to a fire hydrant.
2. Any vehicle parked so as to block another vehicle, or so as to block a sidewalk, or so as to prevent ingress or egress from or to adjacent parking spaces parking areas or a street.
3. Any vehicle parked in a "No Parking" area.

4. Any vehicle deemed to be derelict or a nuisance (as defined above) shall be subject to towing within 72- hours from the hour the subject vehicle is served with a written warning notice.
5. Any vehicle which does not exhibit each required state license, registration, sticker, and certification or which exhibits state license, registration, sticker, or certification which has expired, will be subject to towing within 72- hours from the hour such vehicle is served with written notice.
6. Any vehicle that is defined as a "Prohibited Vehicle" (As more fully set forth in Section II of this provision) shall be subject to towing within 72- hours from the hour the subject vehicle is served with a written warning notice.
7. Any vehicle that is parked long-term (Section II-G) in the designated visitors' parking space shall be subject to towing within 24- hours from the hour the subject vehicle is served with a written warning notice.
8. Lakeview Estates shall engage an authorized towing agent as approved by the Board. Lakeview Estates' authorized towing agent shall be properly insured and bonded. Other towing companies shall not be used.

B. Co-Owner's Towing Procedures and Responsibilities

1. Co-owners finding an unauthorized vehicle in his or her reserved parking space have the right to request the immediate removal of such offending vehicle by calling the Property Management Company and/or a member of the Board. The Co-owner solely assumes all responsibility associated with having a vehicle towed from his or her reserved space(s). The Co-owner shall first attempt to notify the owner (if known) of the offending vehicle before the tow is requested.
2. In the event a co-owner finds a vehicle parked illegally in a manner (as defined in Section 3a) other than in his or her reserved parking space(s), the co-owner shall notify either a Board member and/or the Property Management Company to initiate the tow.

C. Board Towing Procedures and Responsibilities

1. Any Board member of Lakeview Estate's Association, or Lakeview Estate's Property Management Company in the event of conditions as defined in Section 3a may initiate vehicle towing.
2. The Board will issue the offending vehicle a written notice of Intent to tow except in cases of emergency. **If an emergency situation exists, the Board has the right to execute an immediate tow. Emergency situations include, but are not limited to:**

- a. Any vehicle parked in a designated fire lane or next to a fire hydrant will be subject to Immediate towing by the Board.
- b. Any vehicle parked so as to block another vehicle, or so as to block a sidewalk, or so as to prevent ingress or egress from or to adjacent parking spaces parking areas or a street, will be subject to Immediate towing by the Board.
- c. Any vehicle parked in a "No Parking" area will be subject to Immediate towing by the Board.
- d. Any vehicle parked in another Co-owner's designated space.

V. Lakeview Estates Not Responsible

Nothing in this resolution shall be construed to hold Lakeview Estates, the Board or Lakeview Estates' Property Management company responsible for damage to vehicles or loss of property from vehicles, which are parked in the Condominium community.

VI. Liability

Owners of vehicle which cause damage on or to Lakeview Estates' commons area shall be held liable for such damage, including any and all costs of repairs to pavement, curbs and gutters, signs and identifications, landscaping, etc.

VII. Enforcement Procedures

- A. Respect the Plan. With respect to individually assigned spaces, enforcement shall be based upon the reliance of each resident to be a "good neighbor". Co-owners are expected to respect the spaces assigned for use by other co-owners.
- B. Notify Your Guests. All co-owners are responsible for notifying their guests of the parking restrictions of the Condominium Community. These rules will be enforced, so make sure your guests know of them beforehand.
- C. Before Towing. Before towing you should consider giving out as much written warning as possible. It will result in making the community a nicer place to live and will serve to make your case stronger should the action result in retaliatory action.
- D. Towing Information. Lakeview Estates has engaged an authorized towing agent. Lakeview Estate's authorized towing agent is insured and bonded.

VIII. Designated Co-owner and residents parking space(s)

Space #	Condominium Address	Space #	Condominium Address	Space #	Condominium Address
1	1781 Sheffield Drive	45	1933 Sheffield Drive	89	8415 Lakeview Court
2	1783 Sheffield Drive	46	1935 Sheffield Drive	90	8413 Lakeview Court

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3	1785 Sheffield Drive	47	1937 Sheffield Drive	91	8411 Lakeview Court
4	1787 Sheffield Drive	48	8396 Lakeview Drive	92	8409 Lakeview Court
5	1791 Sheffield Drive	49	8394 Lakeview Drive	93	8405 Lakeview Court
6	1793 Sheffield Drive	50	8392 Lakeview Drive	94	8403 Lakeview Court
7	1795 Sheffield Drive	51	8390 Lakeview Drive	95	8401 Lakeview Court
8	1797 Sheffield Drive	52	8386 Lakeview Drive	96	8399 Lakeview Court
9	1801 Sheffield Drive	53	8384 Lakeview Drive	97	8397 Lakeview Court
10	1083 Sheffield Drive	54	8382 Lakeview Drive	98	8395 Lakeview Court
11	1805 Sheffield Drive	55	8380 Lakeview Drive	99	8391 Lakeview Court
12	1807 Sheffield Drive	56	8374 Lakeview Drive	100	8389 Lakeview Court
13	1809 Sheffield Drive	57	8372 Lakeview Drive	101	8387 Lakeview Court
14	1815 Sheffield Drive	58	8370 Lakeview Drive	102	8385 Lakeview Court
15	1817 Sheffield Drive	59	8368 Lakeview Drive	103	8379 Lakeview Court
16	1819 Sheffield Drive	60	8366 Lakeview Drive	104	8377 Lakeview Court
17	1821 Sheffield Drive	61	8364 Lakeview Drive	105	8375 Lakeview Court
18	1823 Sheffield Drive	62	8362 Lakeview Drive	106	8373 Lakeview Court
19	1825 Sheffield Drive	63	8358 Lakeview Drive	107	8367 Lakeview Court
20	1827 Sheffield Drive	64	8356 Lakeview Drive	108	8365 Lakeview Court
21	1829 Sheffield Drive	65	8354 Lakeview Drive	109	8363 Lakeview Court
22	1871 Sheffield Drive	66	8352 Lakeview Drive	110	8361 Lakeview Court
23	1873 Sheffield Drive	67	8350 Lakeview Drive	111	8349 Lakeview Court
24	1875 Sheffield Drive	68	8348 Lakeview Drive	112	8347 Lakeview Court
25	1877 Sheffield Drive	69	8346 Lakeview Drive	113	8345 Lakeview Court
26	1883 Sheffield Drive	70	8342 Lakeview Drive	114	8343 Lakeview Court
27	1885 Sheffield Drive	71	8340 Lakeview Drive	115	8339 Lakeview Court
28	1887 Sheffield Drive	72	8338 Lakeview Drive	116	8337 Lakeview Court
29	1889 Sheffield Drive	73	8336 Lakeview Drive	117	8335 Lakeview Court
30	1891 Sheffield Drive	74	8334 Lakeview Drive	118	8333 Lakeview Court
31	1893 Sheffield Drive	75	8332 Lakeview Drive	119	8331 Lakeview Court
32	1905 Sheffield Drive	76	8447 Lakeview Court	120	8329 Lakeview Court
33	1907 Sheffield Drive	77	8445 Lakeview Court	121	8327 Lakeview Court
34	1909 Sheffield Drive	78	8443 Lakeview Court	122	8358 Lakeview Court
35	1911 Sheffield Drive	79	8441 Lakeview Court	123	8356 Lakeview Court
36	1913 Sheffield Drive	80	8439 Lakeview Court	124	8354 Lakeview Court
37	1915 Sheffield Drive	81	8437 Lakeview Court	125	8352 Lakeview Court
38	1917 Sheffield Drive	82	8435 Lakeview Court	126	8316 Lakeview Drive
39	1919 Sheffield Drive	83	8431 Lakeview Court	127	8314 Lakeview Drive
40	1921 Sheffield Drive	84	8429 Lakeview Court	128	8312 Lakeview Drive
41	1923 Sheffield Drive	85	8425 Lakeview Court	129	8310 Lakeview Drive
42	1925 Sheffield Drive	86	8423 Lakeview Court	130	8308 Lakeview Drive
43	1927 Sheffield Drive	87	8421 Lakeview Court	131	8306 Lakeview Drive
44	1931 Sheffield Drive	88	8419 Lakeview Court	132	8304 Lakeview Drive