

Preamble:

Fallen Leaf HOA restrictive covenant 3.6.1 provides: "Parking spaces which are designated as visitor parking by the Board are for the sole use of visitors and guests only, and may not be used by Owners. Such parking spaces may be used only for vehicles, but specifically excluding oversized trucks, commercial vehicles, motorhomes, boats, personal watercraft, campers and trailers. The Board shall have the power to enforce all parking and vehicle use restrictions applicable to the Property, including the power to remove violating vehicles from any of the Property to the extent permitted by applicable law."

The Board has a duty to enforce the restrictive covenants. We have towed illegally parked vehicles (fire lane, blocking others' drives) for over a year now but a number of residents and tenants continue to violate the restriction by parking overnight in the same places for days on end. Fallen Leaf has 245 condo units, all with enclosed garages (1 space for each bedroom). There are 71 open parking spaces and 25 handicapped spaces.

Here is a new guest parking rule. This concept is similar to parking in a pay for parking structure that has permanent parking issued to a building occupant that has parking for its employees and also serves the general public.

Rule:

Guest Parking: Any vehicle parked in a guest parking space at night must have a Fallen Leaf HOA guest parking permit EXCEPT for handicapped spaces for which state issued handicapped license plates or placards will be required. The Board may choose not to enforce restrictions on guest parking during the day except for illegal parking such as blocked fire lanes, etc. because of costs of enforcement, visiting delivery trucks, etc.

The Board's policy is to allow each Owner a total of 60 (Sixty) cumulative or noncumulative nights per year of guest parking with a FL HOA guest permit. These guest passes are on a first come, first served basis, issued on a parking stall availability basis by Management. The guest parking passes are issued for one day, multiple days or up to 60 (Sixty) straight days. An owner who has exhausted his/her guest pass entitlement may purchase guest passes 30 days at a time for \$35.00 payable in advance of pass issuance. No more than 10 (ten) such passes may be outstanding at any given time.

Parking in the cutouts in front of unit garages will not require any pass provided the vehicle does not block another unit owner's garage access nor can any part of the vehicle extend into a fire lane.

The Owners receive the passes from Management 48 hours prior to the need. Each pass has the dates valid on the pass. Management and a patrol service will monitor all passes. Vehicles parked overnight in the Fallen Leaf guest parking areas without passes will be towed or booted. Owners of such vehicles must reimburse the towing company and the patrol

company for the reasonable value of their time and equipment use in having the vehicle towed before their vehicle will be returned to them.

Vehicles parked in handicapped spaces which do not have valid handicapped license plates or a handicapped placard are subject to being towed without notice whenever so parked.

Some units have driveways deep enough to park a vehicle without protruding into the fire lane. Such drives will be considered by the board to be limited common area for the exclusive use of owners adjacent garages without the necessity of obtaining permits.

Amended October 20, 2009.