

**GLENPARK PARKING ENFORCEMENT PROCEDURES
ADOPTED AUGUST 23, 2023**

POLICY FOR HOMEOWNERS AND TENANTS

1. NEIGHBORHOOD STREET (GLENPARK PLACE): NO PARKING IS ALLOWED ON THE GRASS, ON SIDEWALKS, BLOCKING DRIVEWAYS, AND ALONG STREET THROUGHWAYS. (Important Note: Even though the Town of Cary has assumed responsibility for our street, they have indicated to the Association that the Glenpark Covenants can still be enforced regarding street parking).

2. GLENPARK COMMON AREA PARKING SPACES: NO PARKING IS ALLOWED IN THE COMMON AREA PARKING SPACES LOCATED AT THE BOTTOM OF THE STREET, EXCEPT FOR THEIR EXPRESS DESIGNATED USE.

There are thirteen (13) total parking spaces located at the bottom of the street with four (4) categories of uses designated for those spaces: 1) *Visitor Parking*; 2) *Homeowner Limited Use Parking*; 3) *Fifteen (15) Minute Mail Pickup Parking*; and 4) *Handicapped Parking*. *Rules for each category are listed below:*

VISITOR PARKING: *There are six (6) parking spaces located side-by-side and directly adjacent to Unit 161 that are reserved for VISITOR PARKING ONLY. No homeowner parking is allowed in these spaces at any time. No pass is required for visitors staying less than 24 hours .*

HOMEOWNER LIMITED USE PARKING: *There are four (4) parking spaces located near the mailbox area that are reserved for LIMITED USE** by homeowners/tenants. No pass is required, unless a homeowner/tenant needs to park in a space longer than limited use allows; and no visitor parking is allowed in these spaces.*

LIMITED USE** PRECLUDES *using those designated spaces for: 1) overnight parking (i.e.; from 11 PM–6 AM); and/or 2) for continual, habitual, or exclusive use.*

FIFTEEN (15) MINUTE MAIL PICK-UP PARKING: *There are two (2) spaces that are strictly reserved for homeowners/tenants to use when picking up their mail. No visitor parking is allowed in these spaces, and homeowner/tenant use is strictly limited to the timeframe stated on the signs.*

HANDICAPPED PARKING: *There is one (1) handicapped parking space that is to be available primarily for VISITOR USE but would allow for a homeowner/tenant to park in the space FOR LOADING/UNLOADING PURPOSES ONLY.*

START DATE OF ENFORCEMENT: SEPTEMBER 10, 2023

AUTHORITY:

These procedures have been developed and adopted under the general authority found in Article 4 and Article 7.03 of the Glenpark CCR's; Article 8 section1(a) of the Glenpark By-Laws, and after consultation with the Town of Cary. They are meant to work in the best interests of all Glenpark residents and can be changed, as necessary.

RATIONALE FOR IMPLEMENTATION:

Article 4.02 of the Glenpark CCR's gives each homeowner a **non-exclusive** and perpetual right and easement of use and enjoyment to Glenpark common areas (which includes the parking spaces at the bottom of the street). However, the CCR's also give the Board the authority to develop and implement reasonable rules and regulations regarding the use of common areas, including parking.

These enforcement rules are meant to be balanced in nature—that is, they have been developed by giving consideration to both the rights of homeowners to use the common area parking spaces from time to time as well as giving consideration to the rights of all Glenpark homeowners to have parking spaces readily available to accommodate guests, etc. It should be noted that the Glenpark CCR's make it clear that homeowners should primarily use their garages for parking purposes but are allowed to park their vehicle(s) in their driveway, if necessary. Implicit in that directive is the assumption that residents should be able to find adequate parking for their vehicles in either their garage or driveway since those two (2) areas can accommodate up to four (4) vehicles.

The Association realizes that there may be times where a homeowner has a legitimate need to park his or her vehicle somewhere other than on their property for a **LIMITED** period of time. Given that fact, these rules have been developed such that those legitimate needs can be addressed. However, if a homeowner finds the need to park their vehicle(s) on a long-term or recurring basis somewhere other than in their garage or driveway, they will need to find a suitable off-site parking location for that vehicle(s). In this way, the parking rights of all Glenpark homeowners can be equally addressed without giving preferential treatment to one homeowner over another.

PENALTIES FOR VIOLATIONS:

Illegally parked vehicles will be subject to sanctions, including: 1) daily monetary fines and other actions (including towing at an owner's expense) after notice and opportunity for a hearing is given); and 2) daily monetary fines or towing of a vehicle at the owner's expense if found to be in ongoing violation after notice is given.

Any homeowner that has a vehicle towed can contact: CARY TOWING AT 919-469-8888.

NOTIFICATION PROCESS FOR VIOLATIONS:

First Time Parking Violations:

Homeowners will be given appropriate notification that a violation has occurred; the timeframe for correcting the violation; and notice that they have the right to request a hearing before the Board within the timeframe specified in the CCR's/violation letter. The Board can and will hold a hearing, even in the absence of a homeowner request, to confirm whether a violation has occurred and will then inform the homeowner of its decision and the need to correct the violation, if necessary, within a specified timeframe. If the violation is not corrected in the timeframe required, then the Board will take appropriate action, which can include monetary fines and other actions, including towing of a vehicle at the owner's expense.

Ongoing Parking Violations:

Homeowners who previously have been found by the Board to be in violation of the parking rules and regulations and notified of such will be considered as having committed an ongoing violation, regardless of the vehicle involved. In these cases, the homeowner will be notified by email of the ongoing violation and their vehicle will be subject to sanctions, including their vehicle being towed at their expense.

LONGER-TERM USE PROVISIONS—GUEST/HOMEOWNER PASSES

For Homeowners/Tenants: IF a homeowner/tenant has a legitimate need to use one of the four Homeowner/Tenant Limited Use parking spaces for longer than allowed under these Parking Rules and Regulations, they must request a parking pass from the Board.

For Guests Staying 24 Hours or More On-Site: IF a homeowner can NOT accommodate their guest in their driveway for the duration of the guest's stay, they MUST obtain a parking pass for that guest from a current Board member, which will allow that guest to park in a VISITOR PARKING space. The pass must be displayed on the dashboard of the vehicle for the duration of a guest's stay. **NOTE: For short-term guests, etc. (those visiting less than 24 hours), a homeowner will not need to acquire a parking pass but must still have their guest park only in a "Visitor" parking space, if unable to accommodate them in their driveway.**

BOARD MEMBER CONTACT INFORMATION FOR OBTAINING A

GUEST/HOMEOWNER PASS: (Please contact first by email and at least 24 hrs. in advance of needing a pass)

Bill Small - bsmall1950@hotmail.com phone (919)-618-1561

Howard Hollar - hcollar@gmail.com phone (919)-812-7187

Jill Martin - jrsmartin@att.net phone (980)-939-2000

Vicki Kemp - vkemp56@gmail.com phone (919)412-3775

Chris Tufts - christophertufts@yahoo.com phone (919) 995-1979

