

Parking Policy for
Hill Farms Homeowner Association, Inc.
("Policy" or "Parking Policy")

Adopted on November 4, 2020

I. Basis for the Parking Policy:

A uniform and systematic procedure for enforcement of parking in the community is in the best interests of all Owners of the Association.

II. Defined Terms:

- A. **"Association"** shall mean Hill Farms Homeowners Association, Inc., a nonprofit corporation organized under the laws of the State of Utah.
- B. **"Authorized Agent"** shall mean such third-party contractors, and their employees and agents, which provide towing services in Hill Farms Subdivision. Authorized Agent may also refer to professional managers, attorneys and other professional retained by the Association.
- B. **"Board"** shall mean the Board of Directors of the Association.
- C. **"Declaration"** shall mean the *Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision*, recorded November 25, 2013, as Entry No. 2778856, as amended.
- D. **"Governing Documents"** shall mean the Declaration, articles, bylaws, rules, regulations, policies and adopted procedures of the Association.
- E. **"Owner"** shall mean the owner(s) of a Lot in the Association.
- F. **"Vehicle"** is defined broadly to include all motorized vehicles. The Board also defines the following sub-categories of vehicles to assist in the interpretation and enforcement of the Declaration and the Parking Policy, supplementing Articles 13.14 and 13.28 of the Declaration.
 - 1. "Commercial Vehicle" shall include any vehicle over 23 feet in length, 7 feet in height, 7 feet in width, or 7,000 pounds.
 - 2. "Automobile" shall include Vehicles smaller than Commercial Vehicles.
 - 3. "Recreational Vehicle" or "RV" includes boats, trailers, camper vans, motorhomes, side-by-sides, all-terrain vehicles, motorcycles, and similar equipment.
 - a. "Boat" is defined broadly to include all types of watercraft including jet skis.
 - b. "Trailer" is defined broadly to include utility trailers, travel trailers, camper trailers, fifth wheel trailers, enclosed trailers, toy and equipment trailers, and all other types of trailers.

III. Legal Authority:

The Community Association Act and the Declaration authorize the Association to adopt policies governing the community. The Subdivision remains within the Class B Control Period. Accordingly, Declarant may adopt this Policy in its sole discretion, which shall be effective upon the adoption date.

1. This Parking Policy hereby supersedes and replaces all prior rules, policies and/or resolutions related to the subject matter contained herein.
2. In the case of any existing provision with the Governing Documents that could be interpreted as prohibiting the modifications set forth in this Parking Policy, such provision is hereby interpreted to accomplish the purpose and intent of this Parking Policy.

IV. Reporting Violations

All violations should be reported as set forth in the Association's Fine Policy.

V. PARKING POLICY

1. The Declaration currently contains the following restrictions:

13.14 Automobiles and RV's. No automobiles are to be parked or stored on the front or side streets, lanes, or driveways of the Lots unless they are in running condition, property licensed and are being regularly used. No recreational vehicles, campers, motorcycles, atvs, trailers, boats, or similar vehicles may be parked or stored in the driveways, streets, lanes or elsewhere within the Subdivision. Recreational vehicles, campers, motorcycles, atvs, trailers, boats and similar vehicles must be parked/stored in a garage or otherwise screened from view of neighboring Lots, or Common Area. Prior written permission must be obtained from the ARB before constructing any material that will be utilized to screen the subject vehicle(s).

13.28 Parking. Parking within the Subdivision generally is governed by applicable city ordinance. Additionally, in no case shall an Owner cause or allow any automobile or other vehicle to be parked, in whole or in part, within or on any Lane within the Subdivision.

2. These base restrictions above are hereby supplemented by the following:
 - a. Commercial Vehicles shall be included within the category of Recreational Vehicles and must be parked or stored within a garage or other screening approved by the ARB. Commercial Vehicles may not be parked or stored on the Lanes, driveways or streets in the community.
 - b. No draining of Vehicle fluids allowed in the Subdivision. No dumping of Vehicle fluids in storm drains. If antifreeze, oil, etc. is spilled, it shall be cleaned up immediately and consistent with applicable laws and regulations.
 - c. Vehicles with illegal or unreasonably loud mufflers or exhaust systems are prohibited.
 - d. No inoperative Vehicles shall be parked or stored in the Subdivision except within a garage. Car parts and engine parts must also be stored in an enclosed structure.
 - e. No unlicensed or unregistered Vehicles shall be parked or stored in the Subdivision. License and registration information must always be visible on Vehicles.

- f. Parking on sidewalks is prohibited. Parking of vehicles in driveways where that Vehicle extends onto sidewalks is prohibited.
- g. Driving motor-powered vehicles (mini-bikes, motorcycles, go-karts, mopeds, cars, etc.) on sidewalks or Association landscaped areas is prohibited.
- h. No parking, storing, or driving on landscaped areas in the Subdivision. All parking must be on approved, hard surfaces.
- i. Street Parking may not block any driveway or other services such as utilities, mail, and garbage services.
- j. No overnight parking on streets in the Subdivision between midnight and 6 am. from November 1st to the last day of February.
- k. No parking on streets in the Subdivision for forty-eight (48) or more consecutive hours.
- l. Visitor Parking: Visitor Parking is when a visitor's vehicle is parked for more than one hour. Owners shall be sensitive to neighbors and other Owners in the Subdivision when hosting visitors.
 - i. Visitors shall first utilize the garage and driveway before utilizing streets in the Subdivision for parking.
 - ii. Visitors shall park as close as practical to the Owner's Lot.
 - iii. If an Owner has four (4) or more visitor Vehicles utilizing street parking at the same time, said Owner should communicate in advance with their neighbors.
 - iv. An Owner must receive advance approval from the Board if hosting three (3) or more parties/events within the same month requiring four (4) or more visitor Vehicles to be parked in the street.

VI. ENFORCEMENT

Failure to abide by the Parking Policy will result in enforcement action by the Association, which can include notices, fines, limited assessments, towing and impounding of Vehicles and other appropriate legal action. The Association may consider the appropriate enforcement response, including the response for repeat offenders of the Parking Policy. The Association may seek recovery of all attorney fees and other costs incurred in enforcing this Parking Policy.

This 4th day of November, 2020.

Declarant

By: _____

Its: Member