

WESTCHESTER CC HOMEOWNERS ASSOCIATION
RESOLUTION
TOWING POLICY

On the 6th day of March, 2018, at a meeting of the Board of Directors of Westchester CC Homeowners Association, whereby a quorum of the members of the Board were present in person, a majority of the members of the Board adopted the following Resolution:

WHEREAS pursuant to the Declaration, there is no on street parking permitted at anytime of the day or night;

WHEREAS all unit owners, as members of the Association, acknowledge and agree to abide by the Declaration;

WHEREAS pursuant to the Declaration, the Board shall have the right to have any vehicle or equipment that is parked, kept, maintained, constructed, reconstructed, or repaired in violation towed away; the sole cost and expense of the owner of the vehicle or equipment. Any expense incurred by the Association in connection with the towing of any vehicle or equipment shall be paid to the Association upon demand by the owner of the vehicle or equipment.

WHEREAS pursuant to the Declaration, the Board of Directors is authorized to adopt, amend and repeal rules and regulations of the Association.

WHEREAS the Board of Directors desires to have a more detailed rule and set of regulations for a Towing Policy for the Association;

WHEREAS the Board of Directors desires to have a means of enforcement to the Association's Towing Policy;

THEREFORE, BE IT RESOLVED that the Board of Directors of the Westchester CC Homeowners Association, hereby approves and adopts the following TOWING POLICY for any parking violations of the CC&R's and/or Guidelines of the Westchester CC Homeowners Association and the following:

NOTICE HEREBY GIVEN

1. Please note that temporary daytime parking on the streets is allowed for maintenance and service vehicles. Unit owners shall seek authorization from the Board of Directors or Management Company for long-term parking in the roadway and designated over flow parking areas. Please email StarlightBoynton@gmail.com or

contact your management company. Once authorized, the owner will be exempted from violation or towing for the approved time not to exceed a 24-hour period. Owners must place approval receipt or other authorized notice on their dashboard in plain view.

It is the responsibility of the unit owner to seek authorization and to place notice of authorization in their vehicle to avoid violation sticker or subsequent towing.

NOTICE HEREBY GIVEN

2. Any vehicle or equipment that is parked, kept, maintained, constructed, reconstructed, or repaired in violation of the Declaration of Covenants may be subject to towing, at the Owner's expense. Parking vehicles in the roadway at anytime is prohibited and is a violation of the Declaration of Covenants. Parking of vehicles in the roadway constitutes a violation and safety hazard. Parking vehicles across and blocking the common area sidewalk constitute a violation and safety hazard and as such, those vehicles are subject to towing.

NOTICE HEREBY GIVEN:

3. Any vehicle or equipment parked in a manner that blocks, hinders or endangers vehicular or pedestrian traffic may be subject to immediate towing.

NOTICE HEREBY GIVEN:

4. When the Association or its representative shall view any vehicle or equipment that is parked, kept, maintained, constructed, reconstructed, or repaired in violation of the Declaration and/or Association's Rules and Regulations parked on the Association's Common Area and/or the Streets or across the Sidewalks of the Association:

- a. A violation notice regarding the potential towing of vehicle shall be posted on the violating vehicle or equipment. Said notice shall provide the Owner of the vehicle or equipment 24 hours to cure the violation and shall provide the Owner with the opportunity to dispute the violation to the Board of Directors by forwarding written correspondence to the management company.
- b. If the vehicle or equipment remains in violation (as provided above) after the 24-hour notice, the Association or its representative has the right to immediately tow the vehicle or equipment in violation without further notice, at the Owner's expense.
- c. Posted notice of violation on the violating vehicle is only required once in a 12-month period. Any subsequent parking in the roadway or across and blocking

the sidewalk is considered a towable offense. To be clear, vehicles parked in the roadway or blocking sidewalks will be stickered one time in a 12-month period. Tagging of vehicles is logged by date and time and location and subsequent occurrences constitute an immediate towable offense.

NOTICE HEREBY GIVEN:

5. If the owner fails to pay such charges which may become due as a result of his/her/their or occupants, lessees, employees, guests, and invitee's parking, maintaining, constructing, reconstructing, or repairing in violation of the Declaration, including, but not limited to: towing costs, administrative fees, and/or attorneys fees and costs, said charges/costs shall become due and personal liability of the Owner.

The Board of Directors on behalf of the Association may bring an action at law against the owner personally obligated to pay the delinquent amount owed pursuant to the legal remedies available to the Association.

IN WITNESS WHEREOF, the undersigned have executed this consent as of the 27 day of March, 2018.

Marcus Warner_____

Signature

Board Member Name: Marcus Warner, President

Cheryl Edwards_____

Signature

Board Member Name: Cheryl Edwards, Vice President and Secretary

Stephen Fritts_____

Signature

Board Member Name: Stephen Fritts, Treasurer

Joseph Tricomi_____

Signature

Board Member Name: Joseph Tricomi