

**Mandalay Homeowners Association
Rules & Regulations Regarding
Street Parking & Parking on Residential Lots
As Amended October 19, 2021
(Replaces Section 7 Parking in R & R adopted May 24, 2011)**

7. Parking

Overview of Parking Rules

All vehicles owned by residents must be parked in the garage, on the driveway or temporarily in the street as defined below. No vehicle shall be parked overnight in the street. Vehicles must never be parked in front of or near mailboxes to allow for delivery of mail (maintain 15' distance from vehicle to mailbox). Likewise, no vehicle shall be parked on the lawn or on the grass at curbside.

In all cases of parking on the driveway pad, vehicles must be parked in a side-by-side alignment perpendicular to the garage doors. In no instance may a vehicle be parked so as to block or obstruct the sidewalk.

Only four-wheeled passenger automobiles, trucks $\frac{3}{4}$ tons and under, non-commercial vans, and motorcycles with 2 or 3 wheels may be parked upon lots or on the common property. No trucks over $\frac{3}{4}$ ton, commercial vehicles, recreation vehicles, motor homes, campers, trailers, boats, or canoes shall be parked on a lot for more than four (4) hours, and then, only for loading and unloading purposes. At no time, may any of the aforementioned block or obstruct any of the sidewalk or driveway apron. The four (4) hour time limit rule is waived when (1) the vehicles are parked within a building where they are totally concealed from public view or (2) the vehicles are necessary in the actual construction or repair of a structure or are used in ground maintenance.

No construction, maintenance or repair of any motor vehicle or boat shall be performed on any lot except where it is in a building totally isolated from public view.

Street Parking

Vehicles shall be parked in the proper direction of traffic. Vehicles parked on opposite sides of street shall be parked a minimum of 25 feet apart to avoid blocking access down right-of-way.

Daytime Parking. Vehicles may temporarily be parked on the street.

Damage or stain to the asphalt resulting from parking shall be the responsibility of the vehicle owner.

Overnight Parking. Vehicles shall not be parked on the street any time during the "overnight hours" defined by the HOA Board of Directors as the period from 2 a.m. to 6 a.m., without prior notice and approval of the Mandalay property management company. Vehicles parked on the street between the hours of 2 a.m. to 6 a.m. shall be towed consistent with the HOA Towing Policy. Any vehicle with one or more tires on the asphalt-paved HOA rights-of-way will be

- If all documents are complete with the submission, the plans shall be considered at the next scheduled monthly meeting of the ARC. You should schedule ARC review time in your planning estimate.
- It would be helpful if the applicant would plan to be available at the meeting when the plan (>\$1,000 application) is to be reviewed to answer any questions that may arise in order to expedite the decision.

Rights of appeal for any person aggrieved by the decision of the ARC are detailed in Article 4.07 of the DCCR and will be adhered to by the ARC.

3. **Common Property**

The Common Property, including lakes, shall not be obstructed, littered, defaced, or misused in any manner. (Article 2.10 of the DCCR)

All fishing shall be done by line fishing and on a "catch & release" basis only. In addition, no nets are allowed. No one may fish from any homeowner's lot without prior permission of the owner. (Article 2.14 of the DCCR)

No motorized water craft or jet skies shall be operated within the lakes, except as permitted by the Board. (Article 2.14 (a) and (b) of the DCCR)

The feeding of wildlife within the Community is prohibited except for small garden birds (e.g., cardinals, wrens, etc.). (Article 2.14 (c) of the DCCR)

4. **Lots/Dwellings**

Each owner's personal property must be stored within the lot or designated storage areas. (Article 5.18 (b) of the DCCR)

No radio or television installation or other electronic equipment shall be permitted in or on any lot if it interferes with the television or radio reception of another lot. (Article 5.10 of the DCCR)

Garbage, Yard Waste and Trash Disposal Containers: These items must not be placed out for pick-up sooner than twelve (12) hours before the scheduled collection and the containers must be removed and stored in the garage within twelve (12) hours after collection. Garbage and other refuse shall be placed only in designated areas. It is strongly recommended that cans be used for waste disposal. However, if owner uses plastic bags, then all precautionary measures must be taken to prevent animals from puncturing the bag and scattering waste over local sidewalks and streets. If this occurs, the owner of the lot is responsible for all cleanups. (Articles 5.18 (a) and 6.04 of the DCCR)