

RULES AND REGULATIONS
AS APPROVED BY THE BOARD OF ADMINISTRATORS
WILLOW CREEK II HOMEOWNERS ASSOCIATION

VIOLATIONS & ASSOCIATED FINES

VEHICLE PARKING ADDENDUM

ALL VEHICLES ON ASSOCIATION PROPERTY MUST BE REGISTERED WITH MANAGEMENT.

ALL OWNERS WHO ARE NON-COMPLIANT IN THE REGISTERING OF THEIR VEHICLES WILL, IN ADDITION TO THE FOLLOWING FINES AND IMPOUNDS, ALSO BE FINED FOR NON-COMPLIANCE ⁽¹⁾: \$75 AND ADDITIONALLY \$100 PER WEEK THEREAFTER UNTIL COMPLIANCE. OWNERS (OR THEIR TENANTS) MAY REGISTER UP TO TWO VEHICLES PER UNIT.

Guest's vehicles must also be registered with the management office. Guest Registration is good for 3 days, unless otherwise approved by the Board/Management.

SECTION I: VIOLATION NOTICES POSTED ON VEHICLES

NON-COMPLIANCE ⁽¹⁾: 48 HOURS TO ABATE, AFTER WHICH THE VEHICLE IS SUBJECT TO TOW/IMPOUND AT THE OWNERS EXPENSE.

SECTION II: IMMEDIATE TOW/IMPOUND

NON-COMPLIANCE: IMMEDIATE TOW/IMPOUND AT THE OWNERS EXPENSE.

- 1) ALL VEHICLES NOT DISPLAYING AN ASSOCIATION PARKING STICKER OR OTHERWISE REGISTERED WITH MANAGEMENT, ARE SUBJECT TO IMMEDIATE TOW/IMPOUND
- 2) Any/all inoperative or abandoned vehicles or vehicles having expired tags or no tag on the vehicle,
- 3) Vehicles left unattended in drive lanes of any parking area or otherwise not parked in a designated parking spot.
- 4) Vehicles parked in a reserved space that has not been assigned to them. (We strongly urge that you so advise your visitors.)
- 5) Vehicles that have unreadable/blocked VIN/Vehicle Identification Numbers.
- 6) Vehicles with broken or missing windows or flat tires,
- 7) Vehicles with substantial body damage,
- 8) Failure to properly display vehicle sticker issued by the Board/Management, Guest's vehicles must also be registered with the management office. Registration time is limited to 3 days.
- 9) Trailers, RVs, and/or Commercial vehicles shall not be parked overnight on Association Property.

NON-COMPLIANCE: IMMEDIATE TOW/IMPOUND AT THE OWNERS EXPENSE.

SECTION III: VEHICLE REPAIR ON ASSOCIATION PROPERTY

Vehicles may not be "worked on", repaired and/or major maintenance or engine work on Association Property. Tire changes/repairing flats is allowed; however, must be completed within 2 hours.

NON-COMPLIANCE FINE ⁽¹⁾: \$50.

FOOTNOTES:

NON-COMPLIANCE FINE ⁽¹⁾

ALL FINES ARE POSTED TO THE OWNER'S DUES LEDGER AND ARE IMMEDIATELY PAYABLE . UNPAID FINES WILL RESULT IN A LIEN BEING PLACED AGAINST THE REAL PROPERTY AND, IF UNPAID, WILL RESULT IN THE PROPERTY BEING FORECLOSED.