

**MILLSTONE HOMEOWNERS ASSOCIATION**  
**PARKING RULES & REGULATIONS**  
**(Adopted on May 26, 2022)**

**A. Introduction**

Pursuant to the Declaration of Covenants, Conditions and Restrictions for Millstone (the “**Declaration**”), the Board has adopted these Parking Rules & Regulations as of May 26, 2022, (“**Effective Date**”) as part of the Association's Rules.

**B. Authority**

Section 6.32 of the Declaration provides, in relevant part: “Each Owner shall comply strictly with all Rules and Regulations adopted by the Association for the governance of the Lots, the Common Elements and the Project, as such Rules and Regulations may be modified, amended and construed by the Association in the sole discretion of its Board of Directors.”

**C. Defined Terms**

Capitalized terms not otherwise defined herein shall have the meaning assigned in the Declaration.

**D. Background Information**

1. Additional Parking. Additionally, there are a total of fifteen (15) unassigned parking spaces within the Project Common Elements (“**Unassigned Guest Spaces**”). Parking in Unassigned Guest Spaces is only permitted for vehicles that display a parking permit provided by the Association (“**Parking Pass**”). Each Lot is entitled to one (1) Parking Pass.

**E. Rules and Regulations**

1. Vehicle Parking Pass for Guests. Each guest vehicle is required to have a valid Parking Pass displayed on the windshield of the vehicle when parked within an Unassigned Guest Space.

No guest vehicle may be parked in an Unassigned Guest Space for more than two (2) consecutive days. A Parking Pass is only to be used by the Resident to which the Parking Pass is assigned or one of the Resident’s guests.

2. General Parking Rules.

- a. Vehicles may *not* be parked in front of - or otherwise block- Garage doors at any time, unless loading/unloading for a period of no longer than 30 minutes. Vehicles being loaded/unloaded must have their hazard lights on.
- b. Vehicle maintenance/repairs are *not* permitted anywhere in the Project, except for emergency repairs.
- c. All vehicles parked within the Project must be operable and display current registration tags.

- d. No storing of vehicles will be permitted anywhere within the Project.
  - e. All Vehicles parked in the Project shall be kept in good repair and shall not be permitted to have flat tires.
  - f. Vehicles may *not* be parked in fire lanes.
  - g. Vehicles may *not* be parked in front of trash enclosures.
  - h. Vehicles may *not* be parked on landscaping or on other non-designated parking areas.
  - i. Vehicles may *not* be parked in a handicapped space unless such Vehicle displays a valid handicapped placard or license plate.
3. Enforcement. Pursuant to Sec. 6.8 of the Declaration, any Vehicle parked in violation of the Declaration or these Rules and Regulations **may be subject to towing at the owner's expense**. Other enforcement mechanisms may include *monetary penalties* and **booting of Vehicles**. The Association also reserves the right to file a *lawsuit for injunctive relief*, including an award of its attorneys' fees in such lawsuit.

This Policy shall remain in effect unless and until amended or revoked by a vote of the Board of Directors.

ADOPTED this 26 day of May, 2022.

Millstone Homeowners Association

DocuSigned by:  
By: Grant Croissant  
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President