

Prosperity Place HOA--Governing Document

Parking Policy and Procedures

Effective February 1, 2020

All parking spaces within the boundaries of Prosperity Place Townhomes have been designated as “Reserved” with a number, “Reserved” sans number, or “Visitor”. The following guidelines outline how parking shall be utilized and monitored within the community.

Residents:

1. Each resident has been assigned (2) Prosperity Place parking decals. The first decal should be used for parking in your ‘RESERVED assigned number’ spot. Each resident will be assigned one spot and this spot should be your *priority* parking spot.
2. The second pass issued is for use in spots labeled ‘RESERVED’ without a number. Unnumbered ‘RESERVED’ spots *should not* be used as your first option for parking. If you are found to be using *any* unnumbered ‘RESERVED’ spot as your priority parking location you will be towed

****Please note. Everyone must use reserved spaces located closest to your home.****

3. In order to park on Prosperity Place property, the assigned decal must be placed/sealed to the bottom right-hand corner of your vehicle windshield in a visible spot. *No exceptions.* Towing vendors are advised to look there exclusively and specifically. Please place the decals as requested.

****Please note. A parking decal is necessary for parking in your reserved space.****

4. Residents with more than the (2) vehicles must utilize street parking areas for additional vehicles. ‘VISITOR’ parking is exclusively for visitors. Violators will be towed.
5. Residents with the attached parking decals shall not use the parking areas labeled “VISITOR”. Violators will be towed.
6. All vehicles must be in proper operating condition as defined by the State of North Carolina and registered with valid tags. Completing repairs such as oil changes and mechanical repairs on site is prohibited. Any violation of this can result in removal from the grounds via towing, a hearing before the Board of Governors and/or fines.
7. Parking/storing commercial vehicles is prohibited. This includes but is not limited to the following: Box Trucks, Cargo Van, Trailers, Grills, Boats, 15-Passenger Van, Painter’s Van. Any violation of this can result in removal from the grounds, a hearing before the Board of Governors and/or fines.
8. Parking anywhere in the community that is not a designated parking space is considered a violation of this policy. This includes in front of homes. We will allow for stopping in front of homes for the purpose of loading and unloading, however, flashers must be enabled, and the vehicle should not be left unattended.

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9. Please note towing vendors will be looking for vehicles using 'RESERVED NON-NUMBERED' spaces as their *priority* parking space as opposed to their assigned 'NUMBER RESERVED' space.

Visitors:

1. VISITOR parking has been placed strategically throughout the community. These spaces are to be used for visitors ONLY.
2. Visitors are defined as individuals who do not reside in Prosperity Place Community as owners or legally bound tenants.
3. 'VISITOR' parking should be used as temporary parking for guests of Prosperity Place. Any vehicle parked in any of the visitor's spaces for more than (3) consecutive days will be considered in violation of this policy. This includes vehicles that are moved amongst the visitor spaces as well as vehicles that are in and out. If special circumstances arise, please contact Cedar Management for arrangement considerations. The Board reserves the right to approve or deny.

Parking Decals:

Replacement decals are available for **\$45.00 per set** via Cedar Management. Replacement decals will only be issued in pairs. Decals will not be distributed to any tenant without written consent from the homeowner. Every decal released will come with a copy of this policy. *The Board will no longer handle this transaction.* Any parking decal concerns or inquiries should be made with Cedar Management only.

Violations:

1. All violations will result in towing of the vehicle "at the owner's expense" by the contracted towing company and/or fines imposed by the Prosperity Place Board of Governors. This is non-negotiable.
2. Signs will be placed at each entrance with contact information for the towing vendor. The towing vendor reserves the right to monitor the community and enforce this policy 24 hours a day, 7 days a week. For towed vehicles, they are your first and only point of contact. The Board will no longer directly handle inquiries that are not first submitted to Cedar Management.
3. In the case that there is a dispute of towing, please send a formal request to support@cedarmangement.com to be reviewed by the Board of Governors. A written response will follow within (5) business days. While awaiting the outcome of your request we advise you retrieve your vehicle from the towing vendor as Prosperity Place will not be responsible for any storage fees. Contact information is posted on signage at the entrances of the community.

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