

# Parking Rules

- Page 1      **Parking Rule Amendment 1** adopted by the Board of Directors of the Leafmore Forest Condominium Association March 10, 2016 and implemented April 10, 2016; **red text added by board on August 17, 2021**
- Pages 1 - 3      **Parking Rule Amendment 2 - Vehicle limits for parking on the streets within Leafmore Forest** resolved and adopted by the Board of Directors of the Leafmore Forest Condominium Association, Inc., April 16, 2019
- Page 2      **Parking Rule Amendment 3- 2.b.** amended to limit the “three day rule” to be restricted to guest parking, approved by the Board of Directors of the Leafmore Forest Condominium Association, Inc., September 19, 2023

## Parking Rule Amendment

Adopted by the Board March 10, 2016 and Implemented April 10, 2016

RED TEXT added by HOA Board on August 17, 2021

All parking must adhere to the Leafmore Forest Declaration, p.24 and provide safety and street access for emergency vehicles.

We are all equally obligated to first park resident's vehicles in garages or within lined spaces where there are no garages. In such cases that a resident, with a reasonable number of vehicles, has first used their garage parking or the resident has visitors, parking is permitted on common space roads with the exceptions:

- the west side of Leafmore Place from the front gate through 1492 near the front entrance;
- the east side of Leafmore Place in front of 1477 through 1485;
- the east side of lower Leafmore Place in front of 1460-1472;
- the north and south sides of Leafgate Road from the pool to the back gate;
  - on the zigzag, in front of units and on curves;
- the north and south sides of Leafgate Road in front of 2374 and 2376;
- the north side of Leafgate Road in front of 2378 through 2392;
- Leafmore Square in front of units and on curves;
- the west side of Leafview Road in front of 1474 through 1486;
- Leafmore Ridge in front of units and on curves;
  - On the end of the island with the fire hydrant, no parking within 20' of the end (to enable clear access to hydrant).
- no parking on garage access roads.

Parking is permitted on the concrete aprons behind your garage only if the vehicle is completely on the concrete and not protruding beyond.

Campers, boats, and trailers must be parked in the homeowners' garages and not protrude beyond the garage door.

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
LEAFMORE FOREST CONDOMINIUM ASSOCIATION, INC.**

**VEHICLE LIMITS FOR PARKING ON THE STREETS WITHIN LEAFMORE FOREST**

**WHEREAS**, Paragraph 13U) of the Amended and Restated Declaration of Condominium for Leafmore Forest ("Declaration") expressly provides that "No Owner may keep or bring onto the Condominium more than a reasonable number of vehicles per Unit at any time, as determined by the Board; provided, however, the Board may adopt reasonable rules limiting the number of vehicles which may be parked on the Condominium Common Elements; and

**WHEREAS**, Paragraph 13U) of the Amended and Restated Declaration also provides that vehicles permitted under this paragraph may be parked only in designated line parking spaces, or garages or other areas authorized in writing by the Board; and

**WHEREAS**, Paragraph 13(q) of the Amended and Restated Declaration provides that "No Owner or Occupant of a Unit that includes a garage shall park his or her car or other motor vehicle on any portion of the Condominium other than in the garage, unless otherwise approved by the Board" and "al garages shall be maintained in such a manner that parking for the maximum number of motor vehicles for which it was originally designed to hold is allowed and possible";

**WHEREAS**, the Leafmore Forest Board of Directors promulgated that certain set of Rules and Regulations dated March 2012 and amended again in March 2016, which Rules and Regulations expressly provide that all vehicles must first and foremost be parked within garages, but to the extent that said garage space is filled to capacity by the number of vehicles intended for said garage, the 2016 Rules and Regulations then authorized parking on certain, specified Common Element roads within the Leafmore Forest community (see 2012 and 2016 Rules and Regulations attached hereto and incorporated by reference herein as Exhibit "A");

**WHEREAS**, the recorded Amended and Restated Declaration runs perpetually in the chain of title for each Unit and includes an express prohibition restricting an Owner and guests right to park on the Common Element roads except as authorized by the Association's Board of Directors; and

**WHEREAS**, the Association's Board has determined that the need exists for a limit on the total number of vehicles that may be parked on the Common Element roads by any Unit Owner and which may be housed by any Unit Owner in the community; and

**WHEREAS**, compliance with the governing documents is essential to the wellbeing of Leafmore Forest, and the Amended and Restated Declaration and other governing documents for the Association permit the suspension of voting rights, suspension of the use rights of the Common Elements and the levy of fines for violations of the governing documents, including the parking restriction set forth in Paragraph 13 of the Amended and Restated Declaration; and

**WHEREAS**, the Board of Directors desires to adopt a specific enforcement policy regarding parking on the Common Element roadways with Leafmore Forest since there has been much Owner confusion regarding this issue.

**NOW, THEREFORE**, the Board of Directors of Leafmore Forest Condominium Association, Inc. incorporates all preambles herein and hereby sets forth and adopts the following Parking Policy regarding the parking of vehicles anywhere in the Leafmore Forest community, including the roadways, curbs and/or parking pads within Leafmore Forest.

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
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**Parking Policy**

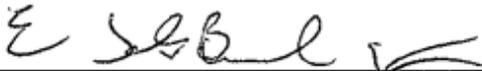
1. All of the Parking Rules and Regulations previously promulgated by the Board of Directors in 2012 and 2016 shall remain in full force and effect.
2. Effective July 1, 2019, except as outlined further herein below, no more than two (2) vehicles per Unit shall be allowed to park anywhere within the Leafmore Forest community, \*except for Units with concrete pads adjacent thereto large enough to accommodate a vehicle in which case said Units are authorized to have three (3) vehicles, which parking shall be subject to the following guidelines:
  - a. All vehicles must be parked within the confines of a Unit's garage, or the concrete parking pad adjacent to the Unit, or within the numbered spaces assigned to a Unit (if no garage);
  - b. **Guest** vehicles shall only be allowed to park on the Common Element roadways as designated in the **current HOA Board approved specified guest parking areas** for not more than three (3) consecutive days unless an Owner has obtained additional Board Approval.  
**Applications for a resident or guest parking variance will be added to the Leafmore Forest HOA website later this week. Please note an application must be submitted at least 7 days prior to the requested start date for a Short-term Variance (4-7 days), and at least 30 days prior to the requested start date for a Long Term Variance (8-120 days). An application for a parking variance does not guarantee approval.**
  - c. Motorcycles or motor scooters shall be allowed to be parked within garages in addition to the two (2) vehicles so long as they all fit within the confines of the garage.
  - d. Units with more than two (2) licensed drivers residing therein (\*3 if there is a pad), may be authorized to park the number of vehicles in the community not to exceed the number of licensed drivers upon application to and approve by the Board; provided, however, that the Unit Owner notifies the Board and identifies all such licensed drivers and their vehicle(s), the Owner fully utilizes the garage and parking pad, if any, first, and the licensed driver resident(s) park only in permissible spaces identified by the Board of Directors, in accordance with the Association's parking rules. In such cases, Board approval would be required, but may be granted if all requirements have been met.
3. Any vehicle that is parking on a roadway, curb, and/or sidewalk within Leafmore Forest other than as outlined above shall be in violation of the Amended and Restated Declaration and these Parking Rules. The Board of Directors, or its authorized agent, shall place a notice on the vehicle specifying the parking violation and stating that if the vehicle is not removed from the roadway, curb and/or sidewalk within twenty-four (24) hours from the time of notice that fines in the amount of \$25 per day shall be levied against the Unit responsible for that vehicle, and the vehicle will be subject to being towed from the community..
4. In the event that a vehicle that receives two (2) twenty-four hour (24-hour) notices for parking in violation of these rules at any time within six (6) months from the first notice, additional fines of \$100 per day shall be automatically assessed without further notice.
5. Owners shall be responsible and liable for any parking violations of their visitors, guests and/or occupants, and shall be responsible for notifying these individuals that parking on the roadways, curbs and/or sidewalks is prohibited.
6. Grandfathered Owners and Vehicles. As of the Effective Date of this rule per the date signed below, any Owner or occupant with more than the authorized number of vehicles as outlined herein above shall have fifteen (15) days to notify the Board of the total number of vehicles said Owner has in the community, and

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each vehicle must be identified by make, model and tag number. Thereafter, such Owner or occupant may continue to park those specified vehicles in the Leafmore Forest community for so long as the Owner or occupant owns said vehicles; provided, however, that the Owner or occupant complies with the other parking rules adopted by the Board. No additional vehicles, however, may be brought onto the property and any vehicles specified herein above which are sold or otherwise removed by said Owner or occupant may not be replaced and all Grandfathered Owners shall be subject to the rule regarding maximum number of vehicles once all of the Grandfathered vehicles have been removed. .

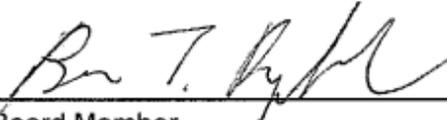
Fines shall be deemed assessments under the Amended and Restated Declaration and secured with a lien against the Owner's Lot responsible for that vehicle, regardless of whether or not the Owner gave permission for the vehicle to be parked on the roadway, curb and/or sidewalk.

**RESOLVED AND ADOPTED** by the Board of Directors of Leafmore Forest Condominium Association, Inc., this 16th day of April, 2019.

  
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Board President

  
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Board Secretary

  
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Board Member

  
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