

SOUTH FORK COMMUNITY ASSOCIATION, INC.

In accordance with Article 7, Section 7.5 (Use Restrictions and Rules; Motor Vehicles, Trailers, Boats, Etc.) of the Declaration of Protective Covenants, Conditions, Restriction and Easements for South Fork, the Board of Directors adopts the following Rules and Regulations to govern storage, parking and use of vehicles in the South Fork Community.

Parking Rules and Regulations

1. All automobiles owned or used by Owners or Occupants, other than temporary guests and visitors, shall be parked in garages to the extent that garage space is available. Garages shall not be used for storage or otherwise so that they become unavailable for parking cars therein. Garage doors shall be kept closed at all times except when yard work is being performed by an Owner.

2. Disabled vehicles are prohibited from being parked or stored on any lot, except in garages. A vehicle shall be considered “disabled” if it does not have a current license tag or is obviously inoperable. A vehicle shall be considered “stored” if it remains on any lot, other than in a garage, for fourteen (14) consecutive days or longer without prior written Board permission.

3. All motor vehicles of any kind located on a Lot shall be in operable condition. The parking or storage of inoperable motor vehicles on any Lot is prohibited.

4. No Owner or other Occupants shall repair or restore any vehicle of any kind upon or within any Lot except (a) within enclosed garages or workshops, or (b) for emergency repairs. Any such repair or restoration of a vehicle shall then only be to the extent necessary to enable the movement of the vehicle to a proper repair facility.

5. No motor vehicles of any kind, including, but not limited to, recreational vehicles, motor homes, boats, trailers, campers, motorized campers, motorized go-carts, and trucks with a load capacity of one (1) ton or more shall be parked on any street within the South Fork Community or upon any Lot for periods of more than twenty-four (24) continuous hours.

6. Full-size vans (excluding mini-vans or utility vehicles used as passenger vehicles), school buses, mobile homes, vehicles used primarily for commercial purposes and containing visible evidence of commercial use (such as tools, tool boxes or tool racks), and vehicles with commercial writings on their exterior are also prohibited from being parked on any street within the South Fork Community or upon any Lot. Notwithstanding the above, trucks, vans, commercial vehicles and vehicles with commercial writings on their exterior shall be allowed temporarily on the Common Area during normal business hours for the purpose of serving any Lot or the Common Area;

provided, that, without the written consent of the Board, no such vehicle shall be authorized to remain on the Common Area overnight or for any purpose except serving a Lot or the Common Area.

7. No motorized two wheel dirt bikes, three wheel or four wheel all terrain vehicles shall be operated upon any street within the South Fork Community or upon any Lot.

8. If any vehicle is parked on any portion of any lot in violation of the Association's rules and regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed at the vehicle owner's expense. The notice shall include the name and telephone number of a person to contact regarding the alleged violation. A notice also shall be conspicuously placed at the Property stating the name and telephone number of the person or entity which will do the towing and/or booting hereunder. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the vehicle may be towed or booted in accordance with the notice, without further notice to the vehicle owner or user.

9. If a vehicle is blocking another vehicle or access to another Owner's or Occupant's Lot or dwelling, is obstructing the flow of traffic, is parked on any grassy area, or otherwise creates a hazardous condition, no notice shall be required and the vehicle may be towed immediately. If a vehicle is towed or booted in accordance with this subparagraph, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing or booting activity. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions, rather than exercise its authority to tow or boot.

10. The Association, through the Board, may impose a fine for any violation hereof.

(Adopted May 8, 2004)

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