

# **TALL PINES RANCH PARKING POLICY**

**Tall Pines Ranch automobile parking conditions and restrictions are documented in the Declaration of Covenants as follows:**

**Section 4 last sentence -“Automobiles and small boats shall not habitually be parked overnight outside garages.”**

**As stated in the Bylaws section 4.4, “The Board of Directors shall be empowered and shall have the duties - “to administer and enforce the covenants”.**

**The Board will define “habitual” as consistently or intermittently parking outside overnight in excess of 2 weeks.**

**Based on case law and advice of legal counsel, the Board is authorized to grant a limited waiver for extraordinary circumstances or situations.**

**A waiver request must be submitted to the Board by the legal owner, in writing. The request must include the reason for the request, the time frame being requested and any additional information that would impact the Board’s decision and conditions relevant to the waiver request.**

**The Board will be the sole determinant to interpret “extraordinary” and whether or not to grant a waiver. The Board will retain the right and power to withdraw or revoke a waiver, anytime they feel conditions warrant.**

**The Board asks your cooperation and notification (phone call or email) when circumstances arise that may be perceived to be in violation of the Covenants.**

**The Board has adopted a Resolution regarding this Policy dated April 13, 2010.**