

Cottages at Sycamores HOA
Storage and Parking of Vehicles Rules

(These rules are consistent with West Jordan City vehicle & parking ordinances.)

- a. Motor vehicles parked in violation of the parking rules and regulations may be impounded, towed, and stored, at the Owners' sole expense without further notice;
- b. No mechanical work or repairs are to be conducted in streets or Common Areas;
- c. Each owner is responsible for any leaking of automotive fluids or damage caused by using the common area parking. No draining of car fluids is allowed in the Community. No dumping of vehicle fluids in storm drains. If antifreeze, oil, etc. is spilled, it should be cleaned up immediately. Stains on driveways, or other common areas or limited common areas must be cleaned up immediately;
- d. No inoperative automobile or vehicle shall be placed or stored in the Community;
- e. All vehicle licenses and registrations must be current;
- f. Recreational vehicles, commercial type vehicles, and trucks shall not be parked or stored on the Property;
- g. Trailers, mobile homes, trucks, over three quarter ton capacity, boats, campers not on a truck bed, motor homes, buses, tractors, and maintenance or commercial equipment of any kind shall not be parked or stored on the Property;
- h. Except for purposes of loading and unloading, no motor vehicle or trailer may be parked or stationed in such a manner so as to create an obstacle along any street driving lane, parking area, sidewalk, walkway, path, Dumpster, building or Unit, or in unauthorized areas;
- i. Residents may not park their motor vehicles in red zones, fire lanes, guest or visitor parking or other unauthorized areas;
- j. Visitors or guests shall park their motor vehicles in Common Areas designated for Guest or Visitor parking;
- k. No Owners or Residents shall repair or restore any motor vehicle of any kind in, on or about any Unit of the Common Area, except for emergency repairs and then only for a seventy-two (72) hour period to enable the vehicle to be moved to a proper repair facility;
- l. Storing vehicles in the common area parking near the basketball court is prohibited. All vehicles that are parked for periods longer than 2 days are in violation and are subject to towing and or fines;
- m. All parking areas shall be used solely for the parking and storage of motor vehicles and bicycles used for personal transportation;
- n. Bicycles in the Common Areas must be parked or stored in the bicycle racks or storage areas designed by the Management Committee;
- o. Overnight parking on the street is not allowed in the Community; *From 11PM to 6:00 AM*
- p. Driving at speeds in excess of 15 mph is prohibited;
- q. Driving recklessly is prohibited;
- r. Parking on sidewalks is prohibited;
- s. Driving motor-powered vehicles (mini-bikes, motorcycles, go-carts, mopeds, cars, snowmobiles, etc.) on sidewalks or landscaped areas is prohibited. All drivers of motorized vehicles must have a valid driver's license;
- t. Garage doors shall remain closed except when the garage is in use;

- u. Residents may only park their motor vehicles within their garage, driveways or in other designated parking areas. **(Residents may not park on the street in front of their home. It is not a designated parking area!);**
- v. No garage may be altered in such a manner that the number of motor vehicles which may reasonably be parked therein after the alteration is less than the number of motor vehicles that could have been reasonably parked in the garage as originally designed and constructed.

The Association, Committee and Members of the Committee shall be indemnified and held harmless from any loss, damage or claim caused by or arising out of the impounding, towing or storing of a motor vehicle pursuant hereto.

(Revised 7-28-10)