XI. VEHICLES

1. Each Lot owner is allocated two (2) parking spaces. If your Lot has a garage, your two allocated spaces are limited to your garage(1) and driveway(2).
2. All parking spaces are intended only for passenger automobiles.
3. Vehicles shall be kept in operating condition with a valid license plate while parked in the Community.
4. Residents must direct their guests to park in the allocated visitor parking area. (see Guest Parking information below)
5. Vehicles may not block fire hydrants and/or mailboxes.
6. No RVs, ATVs, commercial trucks, trailers, buses, oversized vehicles, or boats are allowed to be parked in the Community.
7. Use caution and drive slowly when driving through the Community as you may encounter, children playing, pedestrians, owners with dogs, strollers, etc. with whom you share the streets.
8. No Lot owner may add or alter any parking.
9. No Double-Parking, regardless of whether both spaces are assigned to the unit.

PARKING RULES AND REGULATIONS

Decal Program

The Association began the implementation of a decal program in October of 2023. **EVERY VEHICLE PARKING WITHIN THE HUNTER DOWNS community must be registered and have a decal.**

Owners shall be responsible for obtaining their Decals for the vehicles associated with their Lot. Owners will be issued a decal to be placed on the lower left side of the driver's side windshield. You will only be issued one decal per car, even if you do not use both spaces in front of your unit. If you get a second car, request a decal. Decals are for permanent parking only in those specific spaces. Proof of residency is required for owners and renters. Owners must give permission to the Board via the management company before a decal can be issued to their tenant.

1. **ANY vehicle parked in a guest space with a resident decal will automatically be towed**. The decal lets the tow company know where your car should be parked. Any vehicle parked in a guest space for more than five days without a guest pass will be towed. Moving from one guest space to another will not prevent you from being towed. The towing company patrols days and evenings and knows all decals, parking passes, and guest spaces.

2. New buyers and renters must register their vehicles with the HOA immediately upon moving in. This can be done by visiting www.hunterdownshoa.com and locating the "Parking Info" tab.
3. Any owner who has not registered their vehicle for the decal will be subject to towing at owners' expense.
4. Decals will be delivered to the unit.
5. Removing the decal to park in a guest space will still get you towed. Decals are linked to your license plate and address. If the tow company determines they do not match, the vehicle will be towed.

GUEST SPACE USE AND RENTAL OF GUEST SPACES

1. Visit www.hunterdowshoa.com Locate the "Parking Info" tab. Instructions for obtaining resident or guest parking is handled through the website during business hours. M-Thurs 8a-4pm, Fridays 8a-12pm.
2. Guest spaces are NOT to be treated as extra parking spaces for occupants with multiple vehicles. **ONLY (2) two spaces are allowed per Lot** per Article III Section 3. Owners, occupants, and tenants are prohibited from parking in any space marked **"Guest Parking Only"**. They are also prohibited from parking in any space not assigned to that owner, occupant, or tenant. Guest spaces are for the convenience of the entire community for occasional visitors, repair vehicles, vendors, etc.. Playing "musical chairs" by alternating between your two designated spaces and guest spaces, does not exempt you from getting towed.
3. If you have more than two vehicles in your household, you can contact the management company to request if there is availability to rent a space. Rental spaces are specific and extremely limited; they are designated on a first-come, first-serve basis per street. If rental space is unavailable, you will be placed on a waiting list for when space becomes available in the future. In the meantime, while on any list, you must park any overflow vehicles outside the community.
4. The permit for the guest parking rental is NOT transferable. Once you move or sell, the pass goes to the next person on the waiting list. Owners who enter into a sales agreement should never say to any the buyer/agent that their unit comes with extra parking spaces – they do not. If you are now going to rent to anyone who wants to move in with more than two vehicles, we recommend that you notify them, as we cannot accommodate the additional vehicles. Their name can be added to the waiting list, but until a space becomes available, they will be towed if they park the extra vehicle within the Hunter Downs community.
5. Guests must park in spaces marked "Guest Parking Only" and are prohibited from parking in an owner's space. **Guests who wish to remain parked in any "guest" space for more than (2) consecutive days must obtain from the Lot owner a maximum 5-day free temporary parking pass provided by the Association and submit the following information at least (5) five days before when you expect your guests**: **Arrival Date,**

Departure Date, Vehicle license plate number, Color of the vehicle. Unit Owners are ultimately responsible for the actions of their tenants and guests.

a. Extended Guest parking passes beyond five (5) days, if available, are $50 for the next seven (7) days and $100 for each week after that for a maximum of one month. The pass will reflect the expiration date. You will be assigned a space in one of our two designated overflow areas. There is no guarantee how close to your unit it will be. Extended passes must be paid for before being issued. Please contact the management company through the HOA website to request availability and fees. Proof of payment must be shown before the pass is issued.

b. Only one pass will be issued at a time.

6. A limited number of Guest spaces are used for rental purposes. If you wish to reserve a guest space for personal resident use at a rental fee of $40 per month (effective 1/1/2027), you must contact the management company. Any additional vehicles you have that are not in designated paid rental spots will be towed **without notice**. Please keep in mind we cannot guarantee how close to your unit the space will be. We will email you the specifics of where it will be and how to obtain your permit. Your unit number will be added to the guest space rented to you. Parking fee arrears will result in towing at the owners' expense, and the revocation of your allocated space, your number removed from the space, and the space will be given to the next person in line on the rental parking list, if any. You will be subject to being towed if you continue to park in that space.

7. Any owner who has leased their Lot is only entitled to the (2) two spaces as stated in the governing documents, and any tenant of such owner shall be required to observe all governing documents. You are required to make sure they know **only (2) two vehicles are permitted**. If you rent to a multi-vehicle family, you may violate the CCRs. That will only create problems for your tenant, who will find the extra vehicles towed regularly. The owner may apply for a rental space if any are available, and the owner must pay rental fees through the Association along with the regular monthly dues.

8. All parking spaces are intended for properly registered passenger automobiles. No oversized vehicle such as a sprinter van, commercial vehicles with logos, or equipment like ladders attached to the body of the vehicle. Please refer to photographs on the community website of prohibited vehicles, it is important that our residents are able to safely see around other vehicles in the parking lot.

Additional Conditions Warranting Immediate Towing:

1. Obstruction of ingress (entrance) or egress (exit) in any manner,
2. Parking in a fire lane or otherwise obstructing a fire hydrant or any similar obstruction, side of the street, blocking mailboxes, or trash cans on trash pick-up days)
3. Parking anywhere other than your designated parking space
4. Any vehicle constituting a safety hazard at the discretion of the Board.

5. Blocking driveways of units with garages.
6. Parking in guest spaces when you have a garage. If your garage is full, use the driveway.
7. Small Church Bus, commercial vehicles as described in the rules, trailers, or vehicles with trailer hitches overhanging the spaces, (unless you have received a short-term pass).
8. Prohibited Vehicles are identified in the Declaration Article IX, Section Six.
9. NO parking on curbs, grass, or double-parking in any spaces.
10. NO parking at dead-end streets or any areas marked "NO Parking".
11. NO parking at the pool parking lot unless you are there to use the pool**.**
12. "Double Parking" or parking sideways in any parking spot.

Procedures in the Event Your Vehicle is Towed:

1. At each entrance of Hunter Downs, you will find signage reflecting the Tow Truck company's contact information for your reference. Hunter Downs HOA has no connection, interest in, nor involvement in their company or fee structure. All vehicles towed are at the Owners expense. Towing fees are to be paid directly to the towing company.
2. Any vehicle found to be in violation of these rules is liable to be towed at the vehicle owner's expense. The towing service, Association or management company shall not be held liable for damages for the removal of any vehicle, lien holder, or other person legally entitled to the possession of the vehicle removed.

The Board of Directors appreciates your attention to these important Parking Rules and Regulations and thank our community members who adhere to them being great neighbors. By accepting Decals, parking permits and parking in the community, you automatically agree to follow the provisions of this policy. It is unfortunate that the community was not built to accommodate more vehicle parking however these Rules protect the safety of the community and communal areas maximizing reasonable use. Any owners that apply for additional parking when parking is not available shall be placed on a list and offered spaces in the order for which their placement is. Owners can check availability and placement on the waiting list by emailing info@keycmi.com.

These Rules and Regulations are subject to enforcement by the Board of Directors. Many examples are illustrative of the types of maintenance issues affecting the townhome structures and are used as examples. Any situations that are not covered specifically in this policy can be addressed by the association if a situation arises. The Association may amend these rules at any time as a new situation may arise. Failure to comply with these Rules and Regulations may result in fines or other actions as permitted by the Declaration, Bylaws and the N. C. Planned Community Act.