

**Hidden Wood West Condo Association
Rules and Recommendations
Section 2, Part A
Traffic Safety and Parking
Revised 2018**

Community Goal

It is the goal of the community to maintain a safe roadway and to provide adequate parking for all residents, guests, contractors, delivery trucks and service providers.

All residents have four parking spaces assigned to their unit. Two spaces in the garage and two in their unit's paved driveway.

Declarations that are pertinent to this section

Article 9 Parking

Section 9.1 Parking. Parking spaces are designated Limited Common Elements appurtenant to Units. The Board may direct that any vehicle or other object improperly parked or kept in a parking space be removed and if it is not removed the Board may cause it to be removed at the risk and cost of the owner thereof.

Section 9.3 Maximum speed limit for vehicles with the Condominium (property) is ten (10) miles per hour.

Liability

The Association is not liable for any traffic accident, incidents, damaged or stolen vehicles or any items taken from vehicles while on the property.

Resident Responsibility

All resident's vehicles must be currently licensed and insured to drive on the property. Vehicle information including: make, model, color, license plate number and proof of insurance shall be provided to the community manager within 10 days of moving in. Information must be updated, when vehicles are sold or replaced. Exceptions may be made for collector cars, cars under restoration and off road vehicles stored in the resident's garage.

Safety

1. All vehicles must come to a complete stop at the stop sign. Traffic flow is one way going counter clock wise around the loop. (The direction is posted on a sign that everyone entering the property can see).
2. Vehicles must not be left running unattended in the driveway.
3. Skateboarding, roller skating, skiing, sledding, snowboarding, tricycles and scooters, are not allowed on the roadways at any time. Radio controlled toys or wheeled toys are not allowed on the roadways, but they may be used inside garages, on sidewalks and in driveways with direct adult supervision.
4. Residents and guests shall not play in the roadway at any time or in the RV lot, vehicle storage area or the clubhouse parking lot when vehicles are present in these areas.

5. Bike riding is limited to entering and leaving the property.
6. Underage or non-licensed drivers are not allowed to drive on the roadway without a permit and the direct supervision of a responsible adult, who is licensed and rides in the vehicle with the driver.
7. Residents living on or at the bottom of the two hills have priority for overnight parking in the gravel lot next to the water feature near the entry way when weather conditions make the hills difficult to navigate. If there are more people needing space, residents who must go to work or have medical appointments will be given priority for the available space. Note: additional parking is available on both sides of the clubhouse. Rock salt and sand may be available to assist with traction, where needed. Residents are advised to have chains for their vehicles.
8. Vehicles shall not park or stop in the roadway blocking traffic. Exceptions are: emergency vehicles, moving vans, shuttles, garbage trucks, construction equipment, contractors and delivery trucks. Every effort shall be made by residents, board members and community managers, to alert residents ahead of time if the roadway will be blocked for an extended period of time, so an alternate route can be planned.
9. Residents must not park any vehicle in a way that restricts a neighbor's visibility of the roadway or limits the space needed to back safely out of another unit's driveway.

Parking

1. Residents shall park their vehicles in their garage or driveway. Vehicles parked in the driveway may not extend out into the roadway. Regular visitors and service providers should park in resident's driveways, when possible.
2. There is temporary overflow event parking for residents and guests on either side of the clubhouse and in several gravel areas. Event parking is also available in the RV lot and fenced storage area, when space is available.
3. Some gravel areas are part of an owner's limited common area and shall not be used by other owners or visitors without permission from that owner. These gravel areas are extensions on either side of the driveways out to the road.
4. Overnight or all day parking is not allowed in the general common area gravel parking areas. These gravel areas are intended for service providers, the landscapers and short time visitors. (Note: See Section 2, Part B)
5. Additional cars, boats, recreational campers, motorcycles, trucks and utility trailers that are not used on a regular basis, are allowed to park in the fenced storage area. Those wanting to store recreational trailers or an RV that needs electricity must follow the established RV storage lot rules. (Note: Section 2, Part B).
6. A marked handicapped parking space for one vehicle is available at the clubhouse. Only residents and guests with legal permits shall use this space. When the space is not occupied the space may be used to load or unload items used at the clubhouse for an event.

Miscellaneous

1. People picking up residents must not sit in their vehicle and repeatedly honk the horn to indicate their arrival.
2. Residents shall not perform major vehicle repair work in their driveway or any common area of the property. Vehicles may be worked on inside resident's garages, provided quiet hours are observed and the working noise level is reasonable.

3. Vehicles radios and sound systems volumes must be maintained at a level that shall not disturb other residents.
4. Residents may wash their vehicles in their driveways, but are expected to conserve water. Only biodegradable cleaning products shall be used.
5. Residents must clean up oil, fluid spills and leaks from driveways and garage floors, as soon as they are noticed, taking care to see that no toxic chemicals enter the roadway storm drain system.
6. Residents who are on vacation or snow birding are allowed to leave one or two vehicles parked in their paved driveway to make it appear that the unit is occupied.
7. Guests staying more than 30 days need to register their vehicle with the community management company at the beginning of their stay.

Recommendation

1. Garage doors should remain closed unless a resident is working in the garage and needs ventilations or is working in the front yard within eyesight of the door.
2. Key Pad Openers are allowed.

Rule History

April 13, 2009 A draft was presented at the general meeting. Tentative approval with minor changes was reached.

April 30, 2009 The amended draft was delivered to all residents and owners with the monthly progress report.

May 11, 2009 Approval of this section of rules was called for at the general meeting. Revisions were approved.

Final approval was given at the annual meeting in September, 2009.

Additional modifications were made in 2012.

Based on committee recommendations modifications were made in 2015. The revisions were presented to the community in February, 2015, meeting in draft. Second reading was done at the March meeting. These rules were sent out prior to the Annual Meeting in September, 2015.

The final adoption was called for at the meeting and the revisions went into effect 30 days following that meeting.

Minor changes were made in 2017.

The rules were reviewed in 2018 at monthly meetings and approved at the 2018 Annual Meeting and became effective 30 days after.