

Parking rules and regulations
Indian ridge condominium association
(Effective March 1, 2010)

1. **PARKING - GENERAL.** The Master Deed of Indian Ridge provides each unit owner with two parking spaces specifically designated as the space inside the garage and the space immediately in front of the garage with the exception of four garden style buildings (i.e. units 13 through 24, 37 through 48, 235 through 246, and 247 through 258) where the second space is opposite the garage. Therefore, unit owners and their tenants will be responsible to see that neither they nor their guests interfere with the rights of other unit owners and tenants with regard to their appropriate use of parking spaces. Garages are to be used for vehicle parking; no personal property storage is allowed if a vehicle is displaced to visitor parking.
2. **COMMERCIAL VEHICLES.** The appearance of commercial vehicles is deemed to be inconsistent with the residential character of Indian Ridge and as such are not allowed to be kept overnight within the confines of the Condominium complex **UNLESS AT LEAST ONE OF THE FOLLOWING CONDITIONS ALWAYS EXISTS:**
 - A) The commercial vehicle is parked in the unit owner's garage.
 - B) Any commercial lettering on the vehicle is covered as approved.
 - C) The vehicle in question is a registered, class D type operable, passenger vehicle, which has been modified for commercial purposes whereby said modifications are visibly minor. For purposes of this condition, "minor" means the commercial vehicle may have (i) a different license plate, (ii) accessories, or attachments which are not permanently affixed and thus readily removable by hand.
For example, a registered Ford 350 Series pickup truck with only a Commercial license plate is considered a minor modification. Similarly, examples of vehicle types not allowed under this condition would also include a traditional yellow school bus or taxi cab, a utility repair truck, a tow truck, construction equipment, a tractor-or semi-trailer truck or similar vehicle.
 - D) Appropriate temporary or permanent (as the case may be) storage arrangements have been approved in writing and in advance by the Board.
3. **CAMPER, TRAILER, BOAT, ETC. STORAGE.** No recreation vehicles, snowmobiles, boats, utility trailers, boat trailers, camping trailers, etc. will be allowed within the confines of the Condominium complex unless stored in the unit owner's garage.
4. **MOTOR VEHICLE MAINTENANCE.** No unmuffled or inadequately muffled vehicles will be operated within the confines of the Condominium complex. Repairs of vehicle(s),

including oil changes, or any other equipment repairs are not permitted. Washing of vehicles is prohibited as the drainage system collects the run-off soap/cleaning solution, which then flows directly into our irrigation and conservation ponds.

The use of automobile covers on vehicles is not permitted at Indian Ridge.

5. **PROHIBITED PARKING AREAS.** Parking is not permitted on Apache Way at any time. All roadways are considered part of Apache Way. Parking is not permitted on any sidewalk or landscaped area. Only function parking is permitted in the clubhouse parking lot. Parking at the tennis court parking lot is limited to residents playing tennis only.
6. **PARKING FOR VISITORS.** Visitor lot spaces are reserved only for guests and residents possessing valid parking permits issued by the Board. Guests who frequent the Condominium complex extensively (i.e. for more than 15 days per month) must (i) park at the large lot adjacent to Building 19 (Units 235-246) and (ii) must provide the Property Manager with a valid motor vehicle registration. The unit owner (or tenant) hosting the guest is responsible for providing the Property Manager, in writing, with a copy of the guests automobile registration or if not available, the guests name, address and the make, model and registration number of the vehicle. Vehicles parked in violation of this rule may be towed at the vehicle owner's expense.
7. **PARKING PERMITS.** A resident is eligible for a parking permit if the resident owns three vehicles and provides the Property Manager with valid Apache Way motor vehicle registrations for all vehicles to be parked on the Condominium complex. More than 3 vehicles require justification and Board approval. Registrations must be for operable street driven vehicles that are registered in the name of the resident(s) and include their Apache Way addresses. Motorcycles and all other two wheeled motorized vehicles do not qualify as a third vehicle. The Property Manager will issue Parking Permits only after all fines and fees for the unit have been paid in full. Parking Permits provide qualified residents with the privilege of parking three vehicles within the confines of the Condominium complex. Failure to pay all outstanding fines and fees will result in the loss of all such pre-existing privileges. Accordingly, unexpired Parking Permits, if any, will be revoked and considered null and void. Permits must be displayed from the windshield rear view mirror while parked in the visitor parking lot.
8. **PARKING PERMIT EXPIRATION.** The Property Manager will keep vehicle information on file. Your Parking Permit will expire immediately when your number of vehicles is reduced to less than three. All Parking Permits will expire on December 31 of each year. Each resident that is eligible for a parking permit must provide the Property Manager with valid registrations for all vehicles in December before a new permit will be issued for the following year. Registrations that expire in December must have the next year's registration

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attached. New Permits MUST be displayed from the rear view mirror commencing January 1 and will be color coded with the tag number printed on it. Parking Permits will not be issued if the resident/owner owes outstanding fees and fines. Vehicles parked in violation of this rule may be towed at the vehicle owner's expense.

9. **PERMITTED PARKING AREAS.** Due to limited space, no third vehicle will be parked in visitor lots associated with units 1 to 48 and 179-210. The issuance of one parking permit (i.e. 3 vehicles) will allow residents to park in other visitor spaces as assigned.

10. **SPEED LIMIT.** Unless otherwise posted by the Board, the Speed Limit on all streets and drives within the Condominium complex shall be twenty miles per hour (20 m.p.h.).