



## **Recreational Vehicle Parking Policy (Policy No. 19 – REVISED 7-16-08)**

WHEREAS, to preserve the residential character of Snoqualmie Ridge, the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge (“Covenants”) imposed Initial Use Restrictions and gave the Board authority to create exceptions to Initial Use Restrictions;

WHEREAS, one Initial Use Restriction prohibits parking of recreational vehicles in places other than enclosed garages, unless the Board otherwise provides (“the Parking Restriction”);

WHEREAS, Section 7.4 of the Covenants states that all Owners must comply with the Governing Documents, that the Board of Directors has authority to ensure compliance through a variety of measures, and that those measures include authority to tow vehicles that are in violation of parking rules and regulations;

WHEREAS, the Board adopts this Recreational Vehicle Parking Policy to set out parking rules and regulations for recreational vehicle parking, to state the circumstances under which a recreational vehicle may park in a place other than an enclosed garage, and to describe means by which compliance with parking restrictions may be enforced;

NOW, THEREFORE, BE IT RESOLVED that the following Policy is hereby adopted by the Board of Directors:

### **POLICY**

#### **Section 1. General Rule.**

Parking a Recreational Vehicle elsewhere than in an enclosed garage is prohibited. “Recreational Vehicle” includes, for example, a motor home, bus, trailer, camper, all terrain vehicle, dirt bike, boat or other watercraft, and any other vehicle or equipment similar to any item listed as an example. The Board can expressly authorize exceptions to the General Rule. An exception can be conditional, meaning that a person must meet all conditions of an exception to qualify for the exception.

#### **Section 2. Owner Identification.**

2.1 A Recreational Vehicle’s owner has an interest in what happens to the Recreational Vehicle. The Association, being authorized to enforce the Parking Restriction, has an interest in knowing who owns a Recreational Vehicle and in knowing how to contact a Recreational Vehicle’s owner. The Association may create and maintain a record of Recreational Vehicle Owner contact information. A Recreational Vehicle Owner shall provide the Association with the Recreational Vehicle’s identifying information and its Owner’s contact information. The Association may specify what information it needs from the Recreational Vehicle’s Owner and in what form it needs the information submitted. A

Recreational Vehicle Owner who fails to timely submit the specified information to the Association shall be obligated to reimburse the Association for any fees and costs the Association later incurs obtaining that information by other means in the course of enforcing the Parking Restriction. These fees and costs will be specially assessed against the Lot Owner who owns the Recreational Vehicle.

2.2 Lot Owners are responsible for notifying guests of the Parking Restrictions and of this Policy. Lot Owners whose guests violate the Parking Restrictions or this Policy shall be responsible to the Association for all fines imposed and all fees and costs incurred by the Association in connection with its enforcement of the Parking Restriction or the Policy against a guest's vehicle that violates the Parking Restriction or this Policy. These fees and costs will be specially assessed against the responsible Lot Owner(s).

### **Section 3. Exceptions.**

3.1 A Recreational Vehicle can be parked outside for preparation purposes for up to eighteen (18) hours. "Preparation purposes" means preparation for recreational use and preparation for returning the Recreational Vehicle to storage.

3.2 A visiting guest of a Snoqualmie Ridge Resident may park the guest's motor home outside for up to seven (7) days during a period of thirty (30) consecutive days, provided that the Resident applies for and obtains a temporary guest parking permit from the Association.

### **Section 4. Enforcement.**

4.1 The Association may enforce the Parking Restriction and this Policy by any and all means afforded by law or by the governing documents of the Association. The enforcement methods described in this Policy supplement other available enforcement methods.

4.2 Enforcement actions under this Policy are partly a function of the frequency and duration of an offender's violation. Violation computations in this Policy are computed with reference to a calendar year. (For example, in applying this Policy in Year 2 against an offender who violated the Parking Restriction nine (9) times in Year 1 and three (3) times in Year 2, the next violation is Violation No. 4, not Violation No. 10.)

4.3 Violation No. 1 will result in issuance of a written warning to the Recreational Vehicle Owner. The Association shall, in addition to issuing the written warning, conspicuously affix to the Recreational Vehicle, preferably on the front window, a Parking Violation Notice, containing such information as the Board deems appropriate, in a form similar to that attached to this Policy as Exhibit "A."

4.4 Violation No. 2 will result in imposition of a daily fine of \$25.00 for each day in which the Recreation Vehicle is parked in violation of the Parking Restriction or this Policy.

4.5 In computing cumulative violation totals under this Policy, each day of non-compliance counts as a separate Violation. For example, if an offender violated the Parking Restriction or this Policy for thirty (30) consecutive days, the first day (i.e. Violation No. 1) results in a warning, while Violation No. 2 through Violation No. 30 result in fines totaling \$725 [i.e. 29 x \$25 = \$725].

4.6 The daily fine for Violation No. 31 and for each additional day in which the Recreational Vehicle is parked in violation of the Parking Restriction or this Policy is \$50.00.

4.7 Any person who has been fined pursuant to this policy may exercise those rights to a hearing set out in Association's Covenant Enforcement Policy. In the event the person fails to exercise those rights, the violation will be deemed admitted.

4.8 Lot Owners shall, by copy of this resolution, be informed of this Policy's fine schedule.

**Section 5. Towing.**

5.1 The Association has the right to tow a Recreational Vehicle that violates the Parking Restriction or this Policy. The Association reserves its right, exercised at the Association's sole discretion, to tow a Recreational Vehicle that is parked in violation of the Parking Restriction or this Policy. The Association's failure to tow a Recreational Vehicle in any other instance shall not limit or waive the Association's right to tow a Recreational Vehicle.

5.2 Having reserved its right to tow a Recreational Vehicle that violates the Parking Restriction or this Policy, the Association will generally refrain from exercising its right to tow a Recreational Vehicle where the Association reasonably believes that imposition of fines is very likely to produce prompt compliance with the Parking Restriction and this Policy. Imposition of fines is presumptively unlikely to produce prompt compliance with the Parking Restriction and this Policy where fines against a specific Recreational Vehicle in a calendar year exceed a total sum of \$250.

5.3 The Board may designate one or more persons as Authorized Agent(s) for purposes of having a Recreational Vehicle towed. All towing shall be authorized on an individual basis only, and only by an Authorized Agent. There shall be no general authorization given to a towing company to tow unauthorized Recreational Vehicles or to tow vehicles parked in violation

5.4 When a Recreational Vehicle is parked in violation of the Parking Restriction or this Policy and at least two other Parking Violation Notices have been issued against the Recreational Vehicle within the preceding thirty calendar days, then the Authorized Agent may have the Recreational Vehicle towed immediately upon the occurrence of the third or subsequent violation.

**Section 6. Effective Date.**

This Recreational Vehicle Parking Policy shall take effect on July 17, 2007.

Policy #19  
Adopted by the Board of Directors  
Date: May 23, 2007

**EXHIBIT A**

<b>PARKING VIOLATION NOTICE DATE:</b>
<b>TIMES:</b>