

Association of Unit Owners of Sunshine Creek Condominiums  
Resolution Re: Parking and Towing  
2018-02

At a regular meeting of the Board of Directors, held on 11/12/18, the Board unanimously made the following findings:

WHEREAS the Association Secretary, by signing below, attests that pursuant to the Association Bylaws at Section 5.10, all directors were provided notice of the meeting and a quorum of the Board of Directors was present in person at the meeting in accordance with the Association Bylaws at Section 5.13;

WHEREAS the Board has determined that updated rules regarding operating vehicles, parking, and towing are necessary for the benefit of the Association;

WHEREAS the Board of Directors has authority to adopt rules and regulations governing the details for the operation of the Association, the conduct of persons, and the operation and use of the Project as the Board of Directors may deem necessary and in the best interest of the Association pursuant to Declaration Section 11.3 and Bylaws Section 5.2;

NOW THEREFORE, BE IT RESOLVED that the Board adopts the following rules regarding operation of vehicles, parking, and enforcement:

This Resolution applies to all vehicles, including, but not limited to: cars, trucks, truck campers, recreational vehicles (RV's), scooters, motorcycles, boats, or other vehicular equipment.

A. Parking Rules

1. Parking is permitted on the Common Area on a first-come, first-served basis.
2. Parking is not permitted on the streets or sidewalks.
3. Only one vehicle is permitted within each parking space.
4. Parking is not permitted in any areas that are designated "Fire Lane".
5. No vehicle may remain in a parking space for more than 7 consecutive days without moving or it will be deemed abandoned.
6. Residents may not park vehicles in any manner which impedes the normal flow of traffic, blocks any mailbox or garbage dumpster, or prevents ingress and egress of any other vehicle to adjacent parking spaces or the open roadway.
7. No vehicle may be parked in a manner that it extends backward beyond the parking lines or crosses over the parking lines.
8. Vehicles may not be parked perpendicular to the marked parking spaces.
9. Vehicles may only be operating on the paved roadways of the Association.

## B. Vehicle Operation

1. The speed limit is 5 MPH.
2. No off-road, unlicensed, illegal, or unsafe motor vehicle may be operated in Sunshine Creek.

## B. Unauthorized Vehicles

The following vehicles are not authorized on the property unless completely enclosed in an Owner's garage and are subject to fines and towing at owner's expense.

1. Commercial Vehicles. Vehicles designed primarily for commercial purposes are not permitted on the property unless completely enclosed in the Owner's garage. Commercial vehicles are defined as the following: large trucks and vans with commercial logos, any vehicle with commercial tags, vehicles with a gross combination weight rating or gross combination weight of 26,0001 pounds or more, vehicles used to transport hazardous materials, or vehicles with construction materials, tools, or other heavy equipment visible from the exterior of the vehicle.

An exception will be made for commercial vehicles that are on the property for the purpose of performing work for an owner or the Association. Owners shall notify the Association if any commercial vehicles will be on the property for this purpose.

2. Recreational Vehicles. Any RV, motorhome, self-contained camper, mobile home, boat, all-terrain vehicle, dune buggy, trailer, boat, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer or semi-trailer used for transporting wave runners, jet skis, dirt bikes, or all-terrain vehicles, whether or not such trailer or semi-trailer is attached to another vehicle, and any other type of vehicle primarily designed for recreational use, as opposed to conventional passenger use. Such recreational vehicles must be enclosed completely within an Owner's garage.
3. Inoperative Vehicles. Any vehicle with a malfunction of an essential part required for the legal operation of the vehicle, or any vehicle which is partially or totally disassembled (i.e. missing tires, wheels, engine, etc.) is not permitted on the property unless completely enclosed in an Owner's garage.
4. Other Equipment and Machinery. Any agricultural, industrial, construction or similar machinery or equipment. Storage Pods, Dumpsters, Large Containers, Utility Trailers (as determined by the Sunshine Creek Board of Directors) and similar non-passenger, non-motorized items are not allowed to be parked on the property without prior board authorization unless completely enclosed in an Owner's garage.
5. Unlicensed/Unregistered Vehicles. No vehicle without a proper, current and registration and/or license is permitted on the property.

### C. Use of Parking Areas and Garages

1. Residents may not use the Common Area parking areas for any purpose other than vehicular parking. Residents may park vehicles only in designated parking spaces and areas. All unapproved vehicles as per Section I are prohibited from the parking spaces except when picking up or delivering passengers or merchandise or during the performance of work or services at the location.
2. Garages may not be converted into living space or for any other use other than primarily for parking of vehicles; secondarily for storage of personal property.
3. Residents may not park vehicles in fire lanes or no-parking zones marked with a painted yellow curb.
4. Major repairs or maintenance to vehicles, or painting of vehicles, is not permitted anywhere on the Association's Common Areas, except that repairs or maintenance of a minor nature, such as the repairing of a flat tire or the recharging of a dead battery, are permitted.
5. The dumping, disposal or leak of oil, grease, or any other chemical residual substance, or any substance or particles from holding tanks of any vehicles, is not permitted on the Common Area.

### D. Vehicle Registration

1. Parking Permit. All vehicles must be registered with the Association. A registration form for each vehicle showing the Year, Make, Model, License Plate, Color and Registered Owner will be required. Registered Owner must be a Resident of Sunshine Creek Condominiums. Each registered vehicle will be issued a parking sticker to be placed in the lower corner of the windshield on the interior of the driver's side.
2. Owners are required to update the Association within 14 days of any change of vehicle information.
3. Owners are required to submit new vehicle registration with any change in tenancy.
4. Guests may park in any Common Area parking space on a first-come, first-serve basis. No parking placard is required if guests are staying less than 24 hours.
5. Guests staying more than 24 hours or two consecutive nights are required to have a guest permit. Guest permits must be hung on the rear-view mirror of the guest's vehicle. Guest permits should be returned to the resident from whom they were issued.
6. One (1) Guest permit will be issued per Unit. Additional temporary Guest permits may be by request from the Board of Directors.
7. Guests staying longer than 14 days will no longer be considered guests and are required to fill out a Resident Information Sheet and register their vehicle with the Association.

#### E. Enforcement/Towing

Violation of any of these rules will subject owners to fines in accordance with the Association's regular fine schedule. In addition to imposition of fines, violation of the parking rules subjects the vehicles to being towed.

The Association will post a sign at the entrance to the parking area indicating that improperly parked or unauthorized vehicles are subject to tow without further notice. The sign will include the contact information for the towing company.

1. Towing for Multiple Violations. For any Owner/Vehicle that has had more than 3 parking violations in a twelve-month period, the Association will put a 24-hour tow notice on the vehicle. If the vehicle is not moved to an authorized location within 24 hours, the vehicle will be towed without further notice.

For subsequent, additional violations by the same Owner/Vehicle that occur within 12 months of the first parking violation, the vehicle will be towed without a 24-hour notice.

2. Emergency Towing. Vehicles that are parked in the fire lane, parked in an unsafe manner, or parked in a way that blocks access for other vehicles are subject to immediate tow without notice and regardless of the number of prior notices or violations that have been issued.

Neither the Association nor the management company will be responsible for any fees charged by the tow company. The Board reserves the right to impose fines for parking violations in accordance with the published fine schedule. Any fines imposed will be in addition to charges from the tow company.

3. Owner's Liability. In addition to fines and towing, Owners shall be liable to the Association for any costs incurred by the Association to repair or repaint any part of the facilities damaged by the negligence or intentional act of the Owner, his or her tenants, or guests.
4. Other Remedies. The Association reserves the right to exercise all other powers and remedies provided by the Association's governing documents and the laws of Washington County and the City of Beaverton.

It is the Owners' responsibility to educate tenants and guests about the community parking rules.

The Association assumes no responsibility for the provision of any security service to protect vehicles parked in the parking areas, and it disclaims responsibility for any damage to any vehicle parked or operated on Association Property.

All fines, fees, and costs chargeable under this Resolution are collectible in the same manner as assessments.

This resolution shall be delivered to all owners of record and replaces all prior resolutions relating to this subject matter.

Dated this 12 day of NOVEMBER, 2018.

Association of Unit Owners of Sunshine Creek Condominiums

By:   
Its Chair

ATTEST: the above resolution was properly adopted.

By:   
Its Secretary