

TVDC HOMEOWNER ASSOCIATION

TVDC Parking Rules and Regulations

1. Definitions

- 1.1 Association The “TVDC Town Homes & Condominiums Owners Association”, a Wyoming nonprofit corporation organized by the Declarant to administer and enforce this Declaration and the related Townhome Documents and Condominium Documents, and to exercise the rights, powers, and duties set forth therein, and its successors and assigns.
- 1.2 Common Elements Those portions of the Property designated “GC” and “LC” on the Townhome Plat and the Condominium Plat, including yards, walkway areas, parking areas, stairwells, and landings, if any. In addition to the foregoing, Common Elements shall also include all portions of the Condominium Building that are not a Unit, whether or not designated “GC” or “LC” on the Condominium Plat.
- 1.3 Condominium Lot 2 of the TVDC Townhomes and Condominium Development, as depicted on the Condominium Plat filed of record in the office of Teton County Clerk of Court.
- 1.4 Guest A person staying at another’s resident without charge for a short period of time.
- 1.5 Owner A Unit Owner or a Townhome Owner, as the context requires.
- 1.6 Townhomes The individual buildings constructed on Lots 1,3, and 4, as depicted in the Townhome Plat, and described in this declaration.

2. Parking

- 2.1 Each unit has two (2) assigned parking spaces. The TVDC townhomes have two parking spaces, which are in the garages of the townhome units. The TVDC condominiums have two (2) parking spaces, which are assigned and marked by each unit number. Only condominium residents are to park in these spaces and in the space that corresponds with their unit.
- 2.2 There are temporary parking spaces located at the end of each townhome drive. These spaces are designated for owners of the townhomes and their guests only. Parking is not permitted overnight in these spots. Parking is strictly prohibited in any other location in the townhome driveways including in front of the garages.
- 2.3 Parking spaces marked for guest parking are for temporary guest parking. There are four (4) guest parking spaces. Guests may park in the guest parking space for no more than 7 days. If more time is needed, then the owner of the unit where the guest is staying must contact the property management company to approve the extended time.
- 2.4 Each owner will receive two (2) parking stickers and two (2) guest permits. Guest parking permits are available for a maximum of 7 days and must be prominently displayed in the window of the vehicle. Each owner who issues a guest parking date must write on the pass the dates the pass is valid for. The owner also must contact the property management company with the beginning and ending dates for the permit. Guest parking spaces are not for use by TVDC owners or residents.
- 2.5 No parking space in the property may be used for storage or for any purpose other than the parking of family vehicles

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- 2.6 No vehicle (other than a Family Vehicle defined below), or mobile home, mini or standard size motor home, travel trailer, tent trailer, trailer, all-terrain vehicle, bus, camper shell, detached camper, recreational vehicle, boat, boat trailer, snowmobile, snowmobile trailer, or other similar equipment or vehicle maybe parked, kept or maintained on any part of the property. A “family vehicle” means any domestic or foreign car, station wagon, sport wagon, pickup truck of $\frac{3}{4}$ ton capacity or less with camper shells not exceeding eight (8) feet in height measured from ground level, mini-van, jeep, sport utility vehicle, motorcycle and similar non-commercial and non-recreational vehicles that are used by an Owner or his family members, tenants, guests or invitees for family and domestic purposes and which are used on a regular and recurring basis for basic transportation.
- 2.7 Vehicles parked in exterior spaces must be moved the day of a snow event to allow for snow removal.
- 2.8 The Board will levy a fine in accordance with the following (2.7 a, 2.7 b, 2.7 c). Additionally, the Board has the authority to have any vehicle towed at the vehicle owner’s expenses, without any liability to the Board for damages occurring to any person or unit owner as a result of said towing and may assess a fine against the owner of the unit.
- 2.9 The fine schedule is based upon individual “type” of offense and is not based on a collection of different types of offenses.
- a. First Offense: Written warning notice will be placed on the vehicle in violation, and sent via certified mail to the current owner of the unit.
 - b. Second Offense: Vehicle in violation will be towed or fined \$65.00 if tow is unavailable.
 - c. Third and subsequent offenses: Unit owner will be assessed \$100.00 and vehicle will be towed when tow truck is available.
 - d. Any charge is due to the Association upon remittance to the Owner that a charge unpaid when due shall become a lien against the Owner’s unit and have the right, to the extent allowed under Wyoming law, to collect said lien in the same manner as other charges and assessments pursuant of the declarations for TVDC.

The foregoing Parking Rules and Regulations were adopted by the Board of Directors at a board meeting on the 2 day of February 2017.