

POLICY REGARDING USE OF STREETS AND SIDEWALKS IN THE VILLAGE AT DEER CREEK (the Village)

STREETS AND SIDEWALKS

The streets of the Village are for the use of the owners and residents and, on a limited basis, guests. All persons driving on the streets are required to use caution in consideration of children playing, other drivers and pedestrians.

a. The speed limit within the Village is set at no more than twenty (20) miles per hour

b. Driving, parking, or use of sidewalks which raises concern for the safety and convenience of others will be addressed by a letter to the owner responsible (even if such owner is not the driver in question or the person causing the concern, but whose family member, leasee or guest is the driver or the person causing the concern) from the Board, requesting a change in the behavior.

PARKING

Parking space in the Village is limited and the streets are narrow. Restrictions must be utilized in fairness to all residents and out of concern for public safety and the ability of emergency equipment to be able to move through the Village when necessary.

a. Overnight parking or extended parking on the streets is not to exceed two days (48 hours) or four partial days, per unit in any calendar month without approval of the Board or its designee. Moving a vehicle during designated time shall not constitute a break in time, nor extend the allowed parking time.

b. RV's, boats, trailers, campers, inoperative vehicles and the like, cannot remain on the private streets for more than two days (48 hours) in any calendar month without approval of the Board or its designee and movement during the two day (48 hour) period of time shall not constitute a break in time, nor extend the allowed parking time.

The Board reserves the right to refuse parking for any period of time to a vehicle determined to be of such size that it could impede safe travel of emergency equipment through the streets.

c. Residents should make every effort to park their vehicles in their garage, or at a minimum on their driveway, in the event of snow to allow the crews to clean the streets and driveways. The Resident associated with any vehicle parked on the street which hinders removal/treatment of snow or ice will be subject to an immediate fine of \$100/incident.

Policy Regarding Use of Streets and Sidewalks in the Village at Deer Creek

d. Parking on the sidewalk or in the grass is not allowed.

e. Parking next to the islands in the cul-de-sacs is not allowed

f. Should a car be abandoned, or appear to be abandoned, on our streets, a notice will be posted on the car stating it is to be removed from the property within 24 hours, and if not, it will be towed and the police will be notified. If the owner becomes known, the cost of towing will be charged to that person(s).

g. Parking within 15 feet of a fire hydrant, on either side, is not allowed.

h. Parking in such a way as to block access to the mailboxes is not allowed.

VIOLATIONS

Violations of the above will be addressed by a letter from the Board to the owner responsible requesting the owner's cooperation and identifying the date after which a fine of \$50 per day/incident will be imposed. After five days, should the violation continue or be repeated at any time, an immediate fine of \$100 per day/incident will be imposed.

The Board of Directors of the Village at Deer Creek Homeowners Association (the Board) or its delegate, will have sole determination of when such incidents have occurred and may choose other methods of dealing with the situation.

All expenses involved in towing will be at the expense of the owner who owns the vehicle or whose family member or guest owns such vehicle, trailer, etc.

Note: in all instances "the Board" includes any person or company designated by the Board to act in its behalf.

RATIONAL: The streets and sidewalks within the Village at Deer Creek are private and owned by the membership and are part of the common areas within the Village, the Homeowner Association's Board of Directors has sole responsibility for promulgating rules and regulations regarding the use and restriction of use of said streets and sidewalks as provided by the Declaration of Covenants, Restrictions, Assessments, and Easements of Village of Deer Creek, Article III, Section 2, (f) and (p). Enforcement of such rules is provided for in Article XVII, Section 2.

Initially Approved by the Board of Directors in April 2007. Revised January 17, 2013. Revised February 21, 2019

This policy will be effective as of April 1, 2019.