

StoneRidge Association, Inc.

Policy Resolution No. 2025-1

Restricted Parking Rights

WHEREAS, Article IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions for StoneRidge Subdivision states that the Board of Directors of the Association shall have the power to formulate, amend, publish and enforce rules and regulations concerning the use and enjoyment of the front and rear yard space of each Lot and the Common Area.

WHEREAS, Article VI, Section 9 of the Declaration of Master Covenants, Condition and Restrictions for StoneRidge Subdivision states that the Board of Directors may impose fines against any Lot, for non-compliance or violation, and such fines shall be treated as a Special Assessment otherwise due to the Association, and as such will be a lien against the Owner's Residential Unit or Lot;

THEREFORE, BE IT NOW RESOLVED THAT the Board of Directors duly adopts the following guidelines for "Restricted Parking Rights" to amend the guidelines stated in Article V, Section 3 of the Covenants, Conditions and Restrictions for StoneRidge Subdivision, Inc.

- Street Parking.
 - Homeowners are encouraged to park in their garages and driveways. Vehicles parked on the street must not block driveways, interfere with the delivery/collection of the US Mail, interfere with the collection of trash and recyclables by the city, obstruct traffic, or otherwise cause unnecessary inconvenience to neighbors.
 - Any temporary street parking must provide a clear passage for emergency vehicles. Vehicles may not be fully parked on grass areas. Having a vehicle temporarily parked partially on the grass to provide reasonable passage of vehicles is allowed
 - Vehicles may not be parked within 15 feet of a corner or curve.
 - Vehicles may not be parked within 10 feet of a hydrant.
 - Semi-trailer or work trucks may not be parked overnight on the community streets without prior approval from the HOA Board
- Parking in Private Yards.
 - Parking in yards is not permitted. Vehicles must be parked in garages, driveways, or abide by the Street Parking policy above.
- Recreational Type Vehicles
 - Boats, RV's, four-wheelers, golf carts, and non-street-worthy vehicles must be stored inside a garage or removed from property. Approval is required to store

the above listed vehicles behind a fence. And the above listed vehicles must not be visible from the street.

- Association Community Property.
 - Except for the provided parking lot at the pool, parking on any Association-owned community property is strictly prohibited. This includes open spaces and areas.

- Temporary storage containers (PODS)
 - Temporary storage containers (PODS) that are used when moving or for repairs and renovations are permitted for not more than thirty (30) days, without special permission from the Board of Directors.
 - The container must be placed and fit on the Owner's personal parking driveway.
 - Reimbursement for any damages to landscaping, parking pad, roadway, or pavement, caused by the placement of the container in StoneRidge will be the responsibility of the homeowner.

- Tractor trailers, buses, or other commercial type vehicles
 - No tractor trailers, buses, or other commercial type vehicles (as defined in NC Vehicle and Traffic Law) may be parked or stored on driveways or in the street, with the exception for private or commercial moving vans and other vehicles when engaged in loading or unloading the personal property of an Owner.

- Damage to Property Caused by Vehicles.
 - Homeowners will be held responsible for all damage to the Association's property including lawns, trees, shrubbery, underground pipes, curbs, etc. caused by moving or illegally parked motor vehicles, owned by the homeowner, their tenants, guests, or employees.

- Development Speed Limit
 - The posted SPEED LIMIT is 25 MPH throughout StoneRidge
 - Be alert for walkers, joggers, small children, older individuals, dog walkers and wildlife.

RESOLUTION ACTION RECORDED

RESOLUTION TYPE: POLICY

NO. 2025-1

Pertaining to: Parking within the StoneRidge Association property

Duly adopted by the Board of Directors on: 2/22/2025

Motion by: Tim Hardin

Seconded by: Stephanie Porter

Votes:	Yes	No	Abstain	Absent
<u>Tim Hardin</u> Tim Hardin, President	X			
<u>Stephanie Porter</u> Stephanie Porter, Vice President	X			
<u>Bernard Hughes</u> Bernard Hughes, Secretary	X			
<u>Robert Henry</u> Robert Henry, Treasurer	X			
<u>Cynthia Cross</u> Cindy Cross, Member at Large	X			