

**GREENWOOD VILLAGE CONDOMINIUM NO. 3 UNIT OWNERS' ASSOCIATION,  
INC.  
PARKING POLICY**

The Board of Directors ("Board") discussed the parking situation at Greenwood Village Condominium No. 3 Unit Owners' Association, Inc. ("Association") during their JANUARY 18 2024 Board Meeting. The Board voted to approve and to implement the following parking policy, effective on and after the date of FEBRUARY 1, 2024

**Tinkers Lane & Spafford Oval**

1. A unit owner shall park his/her vehicles in the owner's designated garage space. Any remaining vehicles may be parked on the asphalt pad directly behind the owner's designated garage space, but **may not** block the road nor any other owner's designated parking space(s).

**Pipes Court**

1. A unit owner shall park his/her vehicles in the owner's designated garage space. Any remaining vehicles **may not** be parked on the asphalt pad on the outside of the shared garage, but **may** be parked on any of the "common element parking spaces": on the paved pads adjacent to the street on the Condominium Property.

**All Units**

2. All common element parking spaces, on asphalt adjacent to the street, shall be available on a first come, first serve basis, subject to the Rules and Regulations contained herein.

3. No unit owner shall park any vehicle on the common elements, other than the common elements parking spaces and driveways on Tinkers Lane or Spafford Oval for more than 72 hours without the prior written consent of the Board of Directors. **Without prior approval, any violation of the provision shall be grounds for towing of the offending vehicle.**

4. Only approved motor vehicles may be parked on common element parking spaces. An approved motor vehicle is any conventional passenger vehicle, motorcycle, personal van or pickup truck. Unapproved vehicles include commercial vehicles, vehicles with signage, ladders or other tools and implements attached thereto and recreational vehicles, trailers, campers or boats. Taxicabs and commercial vehicles are permitted to park at the Condominium only if such vehicle is owned by a unit owner and is the sole vehicle of the unit owner.

5. No vehicle may be parked on grass or landscaping, nor overhang or encroach upon any portion of the common area including any road or driveway for common use.

6. All vehicles parked anywhere on the condominium property must be no more than two axles and shall have no more than four (4) tires.

7. All vehicles parked on the condominium property must be operable and able to be driven. All registration tags must be current and all vehicles must have license plates.

8. There shall be no commercial trucks, motor homes, boats, commercial or recreational vehicles parked or stored on the condominium property at any time.

9. Guests shall park at the common elements parking spaces, but in no case shall a guest be parked in guest parking for a period for more than 72 hours consecutively without prior approval. A unit owner may also allow a guest to park in their reserved parking space, if the owner is not currently parked there.

10. No unit owner may park more than 3 vehicles at any one time on the condominium property without prior approval. This provision does not include guests of owners parked for less than eight (8) hours.

11. No unit owner shall store or permit to be stored any vehicle on the common elements, other than at a common elements parking space, for more than seventy-two (72) hours.

12. No commercial vehicles may be parked anywhere at the condominium property at any time. This prohibition **does not** include commercial vehicles belonging to businesses performing services for any unit owner or the Association, as long as such parking is on a temporary basis.

13. For the **first offense**: If any owner, tenant, or guest violate any portion of the Parking Policy, that owner shall be assessed an enforcement assessment of \$25 per day, per violation. The enforcement assessment shall be levied in accordance with the Declaration of Condominium Ownership

14. For the **second offense**: If any owner, tenant, or guest violates any portion of the Parking Policy for a second violation within 90 days of the date of the first violation that owner shall be assessed an enforcement assessment of \$50 per day, per violation. The enforcement assessment shall be levied in accordance with the Declaration of Condominium Ownership.

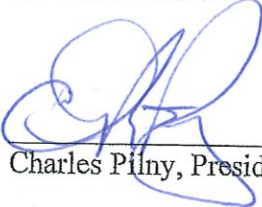
15. For each **additional offense**: If any owner, tenant, or guest violates any portion of the Parking Policy for each additional violation that occurs within 120 days of the date of the second violation that owner shall be assessed an enforcement assessment of \$75 per day, per violation. The enforcement assessment shall be levied in accordance with the Declaration of Condominium Ownership.

16. In order to maintain access to all units and for the safety of all owners and guests, any owner, tenant, or guest that parks a vehicle in any portion of the common elements that causes a total or partial obstruction to any other driveway, road, parking spot, garage, unit entrance, or the like, or otherwise violates these policies, may have their vehicle towed. Any vehicle that is towed shall be done so at the violator's expense. Any towing shall be in compliance with Ohio law.

17. This Parking Policy shall be binding on all owners as well as any tenants of owners and any guests. All unit owners shall be responsible for any assessments incurred by their tenants or guests.

---

I hereby certify that the Parking Policy was duly adopted by the Board on January 18, 2024 and that I caused the Parking Policy to be mailed or hand delivered to the Unit Owners in the Association on January 22, 2024.

  
Charles Piny, President

01/18/2024  
Date