



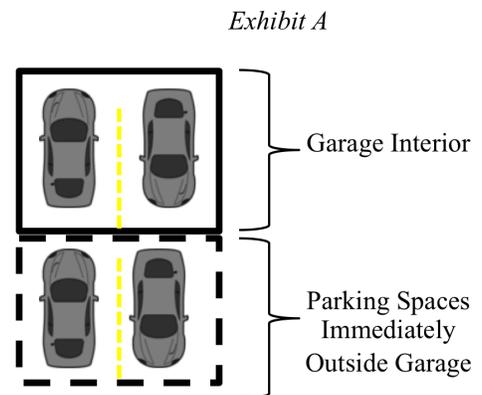
PARKING POLICY

The following document outlines the policies and procedures relating to the parking of automobiles at Adeste Condominiums (“Adeste” or the “Association”). Its aim is to maximize the number of available parking spaces while consistently maintaining the aesthetic of the property. Failure to comply with this policy could lead to homeowner fines and/or the Association’s removal of non-complying automobiles at the expense of the automobile’s owner. This policy was drafted in compliance with the Governing Documents (i.e., Declaration of Condominium, Articles of Incorporation and Bylaws) of the Association.

1. All automobiles that are maintained on Adeste’s property must be registered with the Association (i.e., make, model, color, license plate number). The number of automobiles registered to a single unit may not exceed two times the total number of parking spaces within a unit’s garage.

2. Residents and their guests must use a unit’s garage as the primarily location for parking their automobiles. Garages must remain available for that use (i.e., personal storage may not limit parking availability).

3. In situations where a unit’s garage is fully occupied, residents and their guests must park their automobiles immediately outside of, and perpendicular to, the unit’s garage doors (see *Exhibit A*). The total number of automobiles which may be parked immediately outside of a unit’s garage doors is equal to the total number of automobiles that the garages were designed to hold (e.g., a two-car garage could have up to two automobiles parked immediately outside). The two exceptions to this rule are for units 4943 and 4971.



4. The residents of units 4943 and 4971, and their guests, must follow the rules outlined in item 2 above, except that they may not park in the space immediately outside of the westernmost garage door of each unit (i.e., the garage door closest to the tiled area of the courtyard). This is due to the fact that any automobiles parked in this space would block the neighboring walkway. In place of this space, a parking space has been allocated to each unit and marked with “Reserved Parking.” Automobiles using these spaces must be parked parallel to the curb along which the “Reserved Parking” sign has been placed.

5. The twelve guest parking spaces located in Adeste's courtyard are available on a first come, first serve basis and should only be used when a unit's parking spaces (both in the garage and immediately outside) are occupied.
6. No trailers, campers, golf carts, boats or vehicles larger than a passenger automobile or standard six passenger noncommercial van are permitted outside the parking spaces within a unit's garages. However, boats *are* permitted in the spaces immediately outside a unit's garage for a period not exceeding one night per week.
7. Commercial automobiles may not be maintained on any part of the property but may park temporarily for delivery, pick-up, and construction. Commercial automobiles must first use the spaces immediately outside a unit's garage prior to using guest parking.
8. No parking of disabled or non-licensed automobiles, and no repairing of automobiles, on property except within a unit's garage.

Policy approved by the Board of Directors on December 4, 2014