

Proposed Changes to the Sterling Woods Rules & Regulations:

30 Day Notice and Comment Proposed Change to Article VI, Section 6.3 Of the Rules & Regulations July 21, 2010

The current rule reads as follows:

Article VI, Section 6.3 – Limitations on Types of Vehicles

Section 6.3 Limitation on Types of Vehicles. No vehicles of any kind, other than licensed automobiles, licensed motorcycles, and licensed trucks having a carrying capacity of one ton or less, may be parked on any part of the exterior of the Common and Limited Common Elements. Prohibited are such vehicles as campers, trailers, boats, vehicles with more than four wheels, trucks rated at one ton or more, any off-road vehicle including All Terrain Vehicles (ATV), snow-mobiles, vehicles equipped with racks for carrying ladders, pipes, glass, etc. and/or any commercial or combination plated vehicle which are or can be used for commercial purposes. Such vehicles may, however, be kept in garages with the door closed provided that you do not require any additional parking spaces other than the one allocated on the driveway in front of your Unit.

The proposed changes are as follows:

Article VI, Section 6.3 – Limitations on Types of Vehicles

Section 6.3 Limitation on Types of Vehicles. No vehicles of any kind, other than licensed automobiles, licensed motorcycles, and licensed trucks having a carrying capacity of one ton or less, may be parked on any part of the exterior of any Unit, Common or Limited Common Element. Prohibited are such vehicles as campers, trailers, boats, vehicles with more than four wheels, trucks rated at one ton or more, any off-road vehicle including All Terrain Vehicles (ATV), snow-mobiles, vehicles equipped with racks for carrying ladders, pipes, glass, etc. and/or any commercial or combination plated vehicle which are or can be used for commercial purposes. Such vehicles may, however, be kept in garages with the door closed provided that you do not require any additional parking spaces other than the one allocated on the driveway in front of your Unit. Provided, however, that pick up trucks and licensed commercial vehicles may be parked outside of an enclosed garage, for a limited time, in connection with the delivery of merchandise to, or the performance of service at, any Unit.

Proposed Changes to the Sterling Woods Rules & Regulations:

30 Day Notice and Comment Proposed Change to Article VI, Section 6.4 Of the Rules & Regulations July 21, 2010

The current rule reads as follows:

Article VI, Section 6.4 – No Parking Areas

Section 6.4 No Parking Areas. No on-street parking is permitted. No vehicles may be parked in any area other than designated parking and parked in such a manner as to block access to fire hydrants, sidewalks, pedestrian crossing areas, designated fire lanes, or emergency access ways or to restrict clear two lane passage by vehicles, nor shall they be parked in any other Unit's assigned parking space(s). Vehicles in violation may be towed after reasonable effort to contact the owner has been made. In addition, a \$50 per day fine may be levied against the Unit Owner, tenant or occupant to whom the vehicle is registered for the period that the vehicle violates these rules following Notice and Hearing.

The proposed changes are as follows:

Article VI, Section 6.4 – No Parking Areas

Section 6.4 No Parking Areas. In all villages, except the Birches, only one car is allowed to park in the driveway. In all villages, no on-street parking is permitted except for temporary loading and unloading. No vehicles may be parked in any area other than designated parking and parked in such a manner as to block access to fire hydrants, sidewalks, pedestrian crossing areas, designated fire lanes, or emergency access ways or to restrict clear two lane passage by vehicles, nor shall they be parked in any other Unit's assigned parking space(s). Vehicles in violation may be towed at unit owner expense after reasonable effort to contact the owner has been made. In addition, a \$50 per day fine may be levied against the Unit Owner, tenant or occupant to whom the vehicle is registered for the period that the vehicle violates these rules following Notice and Hearing.

Proposed Changes to the Sterling Woods Rules & Regulations:

30 Day Notice and Comment Proposed Change to Article VI, Section 6.9 Of the Rules & Regulations June 16, 2010

The current rule reads as follows:

Article VI, Section 6.9 – Visitor Parking

Section 6.9 Visitor Parking. In all villages except the Birches, there are two parking spaces for each Unit, which includes an interior or attached garage space and driveway space. However, in the Birches Village there are four parking spaces, two inside the garage space and two in the driveway space. These parking spaces are referred to as your “primary parking” spaces. Visitor parking spaces may be used under the following conditions when all the Unit Owner’s primary parking spots are occupied: (i) by a visitor of a Unit Owner for up to 72 hours; or (ii) by a Unit Owner for up to 72 hours and only if the resident has a visitor who is parked in at least one of the resident’s primary parking spaces. If a visitor is staying longer than 72 hours, and/or the visitor parking spaces are full, additional parking is available in the Overflow Parking Area described in Section 6.10 below.

The proposed changes are as follows:

Article VI, Section 6.9 – Visitor Parking

Section 6.9 Visitor Parking. In all villages except the Birches, there are two primary parking spaces for each Unit, which includes an interior or attached garage space and a driveway space. However, in the Birches Village there are at least four parking spaces, two inside the garage space and two possibly four in the driveway space. These parking spaces are referred to as your “primary parking” spaces. Visitor parking spaces may be used under the following conditions when all the Unit Owner’s primary parking spots are occupied: (i) by a visitor of a Unit Owner for up to 72 hours; or (ii) by a Unit Owner for up to 72 hours and only if the resident has a visitor who is parked in at least one of the resident’s primary parking spaces. If a visitor is staying longer than 72 hours, and/or the visitor parking spaces are full, additional parking is available in the Overflow Parking Area described in Section 6.10 below.