

Updated Parking Rules

MAGNOLIA TRACE | NEEDS BOARD APPROVAL - NOT YET APPROVED

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Scope. These rules govern Association-controlled common parking areas and private streets. Visitor spaces must be distinguished from owner-reserved spaces. Existing recorded rights are preserved.

1. Respectful use and parking boundaries. Avoid excessive vehicle noise or loud music. Park entirely within marked spaces or concrete parking pads. Do not park on grass, landscaped beds or common areas not designated for parking.

2. Clear access. Do not block sidewalks, driveways, emergency routes, hydrants, designated mailbox access or another vehicle's lawful access. Accessible spaces and access aisles must be used in accordance with applicable law.

3. Visitor parking - driveway exchange permitted. Designated visitor spaces are for nonresident guests while visiting a resident. Residents, including owners and tenants, may not use them for their own vehicles, overflow parking or storage, except that a homeowner may park one vehicle in a designated visitor space only while an actual visitor is visiting that home and parked in its driveway. The homeowner must promptly vacate the visitor space when the visitor leaves or moves out of the driveway. This exception does not permit routine overflow parking or storage. The time limits in Rule 4 apply to this exchange, and the space counts toward the household allocation in Rule 5.

4. Visitor time limit. A visiting vehicle may use visitor spaces for no more than 72 consecutive hours and seven total calendar days in a rolling 30-day period without written approval. Any calendar day of use counts as one day. Changing spaces does not restart either limit.

5. Household allocation. Each household may use one visitor space at a time, subject to availability. Additional spaces require advance written approval and are not guaranteed. This is an allocation of visitor spaces, not a household vehicle-ownership limit.

6. Vehicles prohibited. Boats, jet skis, golf carts, trailers, campers, motor homes, RVs, trucks larger than pickups, tractors and inoperative vehicles may not occupy visitor spaces. Preserve the Declaration's moving, delivery, maintenance and construction/renovation vehicle exceptions. The Declaration controls if a rule conflicts.

7. Registration and repairs. Road vehicles using common parking areas must display legally valid plates or temporary tags and have required registration. Routine maintenance and repairs are prohibited there. Brief emergency work needed to safely remove a disabled vehicle is permitted if it creates no spill, obstruction or hazard.

8. Spills and damage. Report spills and damage promptly to management; contact emergency authorities when appropriate and make legally required reports. Responsible owners must arrange safe cleanup. Any HOA reimbursement demand must have an authorized basis, evidence, an itemized actual cost and an opportunity to dispute it.

9. Written exceptions. Management acting under Board authority may approve a temporary visitor-parking exception stating the vehicle, reason and expiration date. Decisions must be consistent with the Declaration. Consider legally required accommodations individually.

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10. Enforcement and towing. Fines follow the proposed Association violations and fine policy. Only the Board or its designated agent may authorize towing from HOA-controlled parking. Document the basis, follow applicable notice/signage and towing law, and use the currently authorized contractor. Individual residents may not order a tow on behalf of the HOA. A hearing requirement for fines does not replace towing-law requirements.

11. Reporting. Send management the location, date, time, vehicle description and available photographs. Management shall verify the facts. A complaint alone does not establish a violation.

12. Responsibility and risk. Owners shall communicate these rules to occupants and visitors. Owner liability must be supported by the governing documents and evidence. The HOA does not guarantee vehicle security; nothing here waives responsibility imposed by law.

13. No on-street parking. To maintain unobstructed emergency access, parking is prohibited on Magnolia Trace's private, Association-controlled streets for owners, residents, tenants, guests and visitors, regardless of vehicle size, including cars, SUVs and pickup trucks. Park in garages, driveways or designated parking spaces consistent with these rules. The moving, delivery, maintenance and construction-vehicle exceptions in Declaration Article VIII, Section 12 remain applicable; unobstructed emergency access must be maintained. This restriction applies from the policy's effective date and is distinct from an official fire-lane designation. Follow the proposed Association violations and fine policy for notice, hearings and fines; towing must comply with applicable law.

14. Designated two-space driveways. A driveway designated for two vehicle parking spaces may accommodate no more than two parked vehicles at one time, with one vehicle parked lengthwise in each designated space. Parking a third vehicle sideways or crosswise behind the two designated spaces is prohibited, even if it fits entirely within the paved driveway. No vehicle may extend into a sidewalk, roadway, landscaped area or required emergency-access area. This rule limits driveway parking capacity, not household vehicle ownership, and does not require a vehicle to be kept in a garage. Rules 3 and 13 also apply.