

**INN CONDOMINIUM OWNERS' ASSOCIATION  
RESOLUTION OF THE BOARD OF DIRECTORS  
PARKING POLICY**

**April 2022**

WHEREAS, "Declaration" is the Declaration of Condominium of the Inn Condominiums @ Harbor Village, Conditions, and Restrictions for Inn Condominiums, A Utah Condominium Project, and "Bylaws" is the Bylaws of the Inn Condominium Owners Association, and "Association" is the Inn Condominium Owners Association; and "Board" is the Association's Board of Directors; and

WHEREAS, the Boards desire to honor the intent of the governing documents for the Association for the mutual benefit of the membership; and

WHEREAS, Article 6 Section 13 of the Declaration states that the Board may modify, amend and construe Rules & Regulations at the sole discretion of the Board of Directors.

WHEREAS, Article 8 Section 5 of the Declaration states The Board of Directors may make reasonable rules and regulations governing the use of the Condominiums, the Common Areas, and Limited Common Areas, and all parts of the Project, which rules and regulations shall be consistent with the rights and duties established by this judicial action against any owner to enforce compliance with such rules and regulations or other obligations of such Owner arising hereunder, or to obtain such damages for noncompliance therewith, as permitted by law. In the event of such judicial action, the Association shall be entitled to recover its costs, including reasonable attorneys' fees, from the offending Owner.

WHEREAS, Article 15 Section 1 of the Declaration states that Each Owner shall comply strictly with the provision of this Declaration, the Articles of Incorporation and Bylaws of the Association, rules and regulations promulgated by the Association, and the decisions and resolution of the Association adopted pursuant thereto, as the same may lawfully be modified and amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due for damages or for injunctive relief or for both, maintainable by the Association or, in a proper case, by the aggrieved Owner.

WHEREAS, the Board desires to set forth a policy for parking throughout the Association which shall apply to all owners, residents, and their guests;

NOW, THEREFORE, BE IT RESOLVED that the following is adopted by the Board of Directors:

**Parking Policy**

1. In addition to this policy, all residents are subject to all state and local laws as well as any posted signage.
2. Pursuant to Article 5 Section 06.1 of the Declaration, it is the responsibility of the condominium owners to inform their guests, invitees, patrons, customers, and occupants that they are subject to the rules and regulations adopted from time-to-time to govern the community.
3. Pursuant to Article 6 Section 07 of the Declaration states Parking shall be permitted only in areas of the Project designated for such use as evidenced by parking stalls that have been painted upon parking surfaces or by signs designating specified areas for ICA parking. No parking shall be permitted upon any roadway, upon any lawns or upon any other area of the Project unless such area

shall be specifically designated for such purpose.

4. To allow for enough parking for the Association, the number of parking stalls that are available per condominium is based on the number of bedrooms in the respective condominium. A one-bedroom condominium allows for one parking stall to be used by individuals staying in a one-bedroom condominium. A two-bedroom condominium allows for two parking stalls to be used by individuals staying in a two-bedroom condominium.
5. Parking stalls are not assigned to specific condominiums and are available for ICA owners and guests on a first come first serve basis. Parking spaces are not to be used for long term storage.
6. Vehicles, trailers, ATV's, RV's, etc. parked in an Association parking stall must be contained within the parking stall striping and must not protrude into the flow of traffic.
7. No 'camping' in motor homes is allowed within the Association.
8. No large trucks or commercial vehicles shall be parked within the Association.
9. Initially, to assist with vehicle identification, condominium owners will be asked to provide to the Association their vehicle license numbers.
10. If, for identification purposes, the Association Board deems it necessary to distribute parking permits for use in vehicles, on trailers and ATVs, the parking permit must be displayed in a way that is visible to all signifying that they can park in the stall. Owners, visitors, guests would be required to display the parking permit. Parking permits would be the responsibility of the condominium owner to maintain, pass along or collect, not the Association or management for the Association. Replacement parking permits would incur a replacement fee.
11. Any vehicle, trailer, ATV, motorhome, etc. found in violation of any of the aforementioned parking rules may be towed or booted by the Association without further warning at the vehicle owner's sole expense.

ATTEST:

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Inn Condominium Owners Association

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Date