

HORIZON HEIGHTS CONDOMINIUMS
OWNER'S ASSOCIATION
Parking and Towing Policy

WHEREAS, pursuant to Article VIII of the Bylaws of the Horizon Heights Condominiums ("Bylaws") assigns the Board of Directors ("Board") all powers and duties necessary for the administration of the affairs of the Horizon Heights Condominiums ("Association") and states that the Board may do all such acts and things, except those matters that the Board is prohibited from doing by law or the governing documents;

WHEREAS, the Bylaws provides that the directors shall exercise their powers and duties in good faith and in the best interest of the Association and its members;

WHEREAS, the Board of Directors wishes to establish these Parking and Towing Guidelines for Horizon Heights Condominiums and they apply to all owners, residents, tenants, guests and all invitees within the community.

WHEREAS, the Board of Directors shall have the authority to remove any vehicle within the community parked in violation of these rules and regulations in accordance with the Horizon Heights Condominiums Covenants, Codes & Restrictions Section 9.6 Parking. Owners and residents are responsible for the actions of their tenants, guests and invitees. Any vehicle in violation of these community rules shall be subject to towing and/or booting at the owner's expense;

NOW, THEREFORE, IT IS RESOLVED that the Board of Directors adopt the following policy:

Parking and Towing Policy

- 1) In addition to this policy, owners, residents, tenants, guests, and invitees, must conform to all Federal, Utah State, Salt Lake County, and Herriman City laws, codes, ordinances and regulations, in order to park within the "complex"¹.
- 2) No trailers, recreational vehicles (RVs), boats, campers, commercial vehicles (branded or not, as determined by the Board of Directors through Resolution 7), or oversized vehicles (over Class 3, 14,000 lb., normally one ton rated) are permitted anywhere within the complex at any time. Vehicles will be towed immediately, at the vehicle owner's expense.

⁽¹⁾ Complex: the 11 buildings (110 units) surrounded on three sides by Birkin Wood Ln, Fort Herriman Pkwy and W Herriman Rose Blvd.

EXCEPTIONS: Commercial vehicles performing work on individual units or the complex and clearly marked as such are permitted in the common area parking spaces during normal work hours.

- 3) Any vehicle parked in the complex's common area or driveways must have a current state registration decal displayed. If a vehicle is two months expired, a warning sticker will be placed on the vehicle. After 48 hours, the vehicle will be towed, at the owner's expense.
- 4) Street parking is not permitted on W Samana Lane, S Andros Lane, S Dominica Lane and Aruba Drive. Vehicles are subject to immediate towing, without notice, at the vehicle owner's expense.

EXCEPTIONS: Carpet cleaning services, fire/water damage mitigation vehicles, cable/internet providers and move in/out vehicles may temporarily park in front of the breezeways, but must be prepared to move at any time (see number 5 below).

- 5) Blocking of common area parking spaces, driveways or a resident's access to their garage is prohibited. Vehicles are subject to immediate towing, without notice, at the vehicle owner's expense.
- 6) Pursuant to Section 9.6 of the Covenants, Conditions and Restrictions, the only guaranteed parking areas for each unit are the driveway and garage of that unit. Therefore, residents must maintain their garages and driveways in such condition that vehicles can be parked in/on them. Residents shall keep their vehicle(s) free of oil, grease or other fluid leaks. All stains or residues caused by such vehicle(s) shall be thoroughly cleaned and safely removed. Residents will be held responsible for any charges incurred by the Association to clean up any stains or residue from the actions prohibited above.
- 7) Because of the limited number of common area parking spaces available (60) and the number of units available within the complex (110):
 - A) A parking permit requirement for any resident or guest that parks in the complex's common area between 12am - 6am is being implemented. This does not include units located on Tortola Drive, which are controlled by an easement agreement between our Association and the Single Family Homeowners Association located next to us.
 - B) The procedure for acquiring and using parking permit tags is attached as Addendum One.
- 8) Even with a Parking Permit, no damaged or inoperable vehicles (which includes missing tire, flat tire, etc.) are permitted in the complex. This includes driveways and the common area parking spaces. A warning sticker will be placed on the vehicle. After 48 hours, the vehicle will be towed, at the vehicle owner's expense. Damaged or inoperable vehicles (which includes missing tire, flat

tire, etc.) without a permit will be towed immediately. No general vehicle repair or maintenance is permitted in driveways or the common area parking spaces. Emergency repairs in driveways or common area spaces require notifying and receiving approval from the property manager.

- 9) Unauthorized parking in a Reserved Parking Area or Handicap Parking Area will result in immediate towing, without notice, at the vehicle owner's expense. The Handicap Parking Area next to the Clubhouse is for the Clubhouse/Pool use only. The Reserved Parking next to the Clubhouse can be used for overnight parking with a Parking Permit after 10 p.m., but must be vacated by 8:00 a.m. the following morning.
- 10) It is the responsibility of the unit owner who rents their property to ensure that the residents of the rented property are aware of and understand these rules and regulations and all residents and their guests adhere to the parking rules and regulations at all times.
- 11) *From November 1st until April 1st, Herriman City will ticket parked vehicles on city streets if the snow depth reaches 2 inches (their plowing start depth). The parking restrictions for the complex will be suspended during this time until the city has completed their plowing. This will allow residents who normally park on the city streets to park within the complex during that time.*
- 12) This Policy supersedes the Parking and Towing Policy, dated April 08, 2021.

Duly adopted at a meeting of the Board of Directors held March 17, 2022.

ATTEST:

Neil Boyd Date 3/31/2022
Neil Boyd-Board President

Nannette Redd Date 3/31/2022
Nannette Redd-Secretary

ADDENDUM ONE

- 1) The permit being used is a tag that hangs from the interior rear view mirror.
- 2) The permit tag will have an assigned sequence number along with an identification number.
- 3) The permit tag will cost twenty dollars (\$20.00), which will be refunded when the permit tag is turned in after you move out.
- 4) No unit owner is required to purchase a permit tag. BUT owners without a permit tag will not have use of common area parking from 12am until 6am.
- 5) Lost and stolen permit tags will not be replaced without an additional twenty dollar (\$20.00) fee. The original permit tag will be voided and removed from the database. Any subsequent use of the "voided" permit tag, will result in immediate towing at the vehicle owner's expense. Damaged permit tags, if turned in, will be replaced for a five dollar (\$5.00) fee.
- 6) Monies will be handled through Desert Edge Property Management.

Options include:

- a) Contact Skyler Trent at 801-265-9004 ex. 4 and leave a message to have it added to your account.
- b) Email: Skyler@desertedgepm.com
- c) Mail check to: Desert Edge Property Management

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