

HOLLY FOREST PROPERTY OWNERS ASSOCIATION, INC.

BOARD RESOLUTION

To Supplement and Clarify Policy 511

ROADS – PROHIBITION ON PARKING

WHEREAS, the Board now deems it to be in the best interest of the Association to adopt uniform and systematic rules and standards to supplement and clarify Policy 511 and the current Declaration of Protective Covenants of Holly Forest, Article II, Section C.2. regarding the use of roads.

WHEREAS, Holly Forest is a single-family residential subdivision. Having a safe environment free from any hazards is paramount.

WHEREAS, In order to maintain property values within the Association, it is necessary to have and keep an aesthetically pleasing environment for all to enjoy.

WHEREAS, parking vehicles in the road right of way creates not only safety concerns for residents and visitors but an unsightly and unattractive appearance.

NOW, THEREFORE, in order to create and maintain a safe environment and protect and preserve property values, the Board hereby adopts the following rules and regulations for parking in and on the road right of way within the Holly Forest community to become effective on the date of adoption.

RULES AND REGULATIONS:

1. All passenger vehicles, including but not limited to cars, vans, pickup trucks and sport utility vehicles, owned or operated by any Lot Owner, their family members, guests, tenants, or other regular occupant, must be parked in the driveway located on the Lot.
2. Parking of any type vehicle in and on the road or right of way within Holley Forest community is strictly prohibited except as allowed below.
3. Parking in and on the road or right of way is allowed in the following limited circumstances:
 - a. Owners, their family members, guests, tenants and other occupants may park their trailers, campers, boats, recreational vehicles or other non-passenger vehicles in and on the road or right of way for no more than 24 hours when loading and unloading.
 - b. Owners, their family members, guests, tenants and other occupants may park their passenger vehicles in and on the road or right of way for no more than 24 hours when needed for overflow parking.
 - c. Construction or other work vehicles may park in and on the road or right of way during normal work hours when performing work for any Lot Owner.

4. No Lot Owner may improve the right of way located on its Lot for the purpose of parking.
5. Any damage to the road or right of way related to parking shall be immediately repaired by the Lot Owner, tenant or other occupant.

Enforcement:

In the event any Lot Owner violates the rules and regulations established for parking, Public Safety will issue a warning ticket to the Lot Owner, its guest, tenant, or other occupant at that time. After the second warning, a fine not to exceed \$50.00 will be issued to the Lot Owner. The Lot Owner may voluntarily pay the fine or appeal such determination to the Board of Holly Forest HOA.

For an appeal, the Lot Owner may request a hearing pursuant to North Carolina law and present evidence as to whether a violation occurred. After such hearing, the Board will notify the Lot Owner of its decision and the fine, if any.

In the event a Lot Owner, its guest, tenant or other occupant at that time damages the road or right of way due to parking, the Environmental Control Committee will make an initial evaluation of the condition of the Lot and provide its findings and determination to the Lot Owner. The Lot Owner may then appeal such determination to the Board of Holly Forest HOA or voluntarily remedy the violation within a reasonable time frame.

For an appeal, the Lot Owner may request a hearing pursuant to North Carolina law and present evidence as to whether a violation exists. After such hearing, the Board will notify the Lot Owner of its decision and the necessary repairs, if any. If the Lot Owner fails to make the requested repairs, the HOA reserves all rights under North Carolina law including the right to make the necessary repairs and assess the Lot Owner for the cost of repairs.

Conflict with existing Policy 511

In the event of a conflict between the provisions of this rule and the current Policy 511, this rule prevails except to the extent it is inconsistent with North Carolina law.

Read, approved and adopted this the ___ day of _____, 2020, by majority vote of the Board.

President

Secretary