

March 16, 2010

## Parking

Master Deed Article IV Common Elements: Ownership and Use.

Section 6. Parking. There are no dedicated parking spaces to any unit, however each unit is limited to no more than two (2) vehicles.

*Rule:* No vehicles are to be parked on the property other than in designated parking areas or in front of garages (where feasible). Where there is only space enough for residents' vehicles and visitors are to park in the street.

*Purpose of the rule:* To preserve the property's attractive appearance, thereby protecting its value and ensuring all owners' enjoyment of it.

*Application:* This rule pertains to all residents and all visitors, 24 hours a day, 365 days a year, and will be enforced reasonably and consistently. Residents are responsible for ensuring that their visitors adhere to this rule as well.

Parking in the driveways and/or on the grass is not permitted. This rule applies to owners, tenants and visitors. Owners should call or email K.J. Property Management when citing a violation. "No Parking" signs are posted where needed. Towing will be enforced.

*Enforcement will include the following:*

- Two parking stickers will be distributed to each unit. Time and date to be announced. These are to be permanently affixed on each of the unit's vehicles. License tag information and make of car will be supplied by the unit owner to K.J. Property Management when receiving your stickers. If you purchase a new vehicle call K.J. Property Management to update the information.
- *First offense* – A note will be placed on the windshield of any vehicle parked on the property in an area other than a designated parking space, informing the owner of the rule and potential consequences of continued offenses.
- *Second and subsequent offenses* – The unit owner responsible for the inappropriately parked vehicle will be fined in accordance with the Long Branch Point Master Deed, Article XIV Section 2 Compliance. Failure to comply with any rule – First Offense \$100.00 Second Offense \$150.00 Third Offense \$200.00

Thank you in advance for your cooperation,  
The Board of Directors and K.J. Property Management.  
843-763-0943 or [kjpm@knology.net](mailto:kjpm@knology.net)