

UNION MILLS COMMUNITY ASSOCIATION

2022 AMENDMENT TO

REGULATORY RESOLUTION NO. 2019 - 01

PARKING REGULATIONS

WHEREAS Article 3, Section 3.8 (*Easements - Easement for Use of the Common Area - Use and Enjoyment*) of the Amended and Restated Declaration (“Declaration”) grants to “each Owner and each Person lawfully occupying a Lot a non-exclusive right and easement of use and enjoyment in common with others of the Common Area (other than any Limited Common Area or Reserved Common Area)...”; and,

WHEREAS, Article 6, Section 6.6 (*Parking and Transportation Services*) applies the aforementioned authority to the designation of reserved parking spaces on the Common Area; and,

WHEREAS, Article 7, Section 7.3 (*Rules and Regulations*) of the Declaration empowers the Board of Directors to “...adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof...the Property shall be occupied and used in compliance with the Rules and Regulations”; and,

WHEREAS, the Board of Directors published the most recent regulatory parking resolution in 2019 and now intends to amend that resolution with respect to the definition of commercial vehicles; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board of Directors amends Regulatory Resolution 2019 - 01 with respect to the definition of commercial vehicles, and Regulatory Resolution 2019 – 01 as here amended continues to be enforceable as promulgating duly approved and adopted regulations of the Association.

Section 9(d) of Regulatory Resolution 2019-01 is hereby amended as follows (text that is ~~lined-out~~ is deleted, new text is indicated by ***bold italics***).

(d) Commercial Vehicles. Except as provided in Section 7, parking of commercial vehicles in open view within the community is not allowed. A commercial vehicle is defined as any vehicle that (i) bears any visible commercial advertising signs, names, logos, dealer tags, letterings or initials (not including bumper stickers or similar sized stickers); or (ii) is used, or intended for use, as ~~a car for hire or~~ a work vehicle, which may be evidenced by open carriage of pipes, lumber or other work-related construction, equipment, machinery, materials or ladders, including but not limited to ladder racks, pipe racks, tools or other equipment; or (iii) vehicles designed or intended for use as commercial buses, cargo vans, express vans, delivery vans, flatbeds or trucks used for any other purpose other than for private/consumer use. Advertising is defined to include, but not be limited to, the display of a

company name and/or product name and telephone number and/or email address. *As exceptions to this prohibition, ordinary passenger vehicles (e.g., automobiles, passenger mini-vans) which may be used part-time or full time as for-hire vehicles, and which have inconspicuous externally visible indications of same (e.g., "for-hire" license plates, small Uber or Lyft signs under the windshield, etc.) may be parked in driveways or in common area parking spaces reserved to the lot which is the domicile of the owner of that vehicle, or in visitor parking spaces.*

**2022 AMENDMENT TO
REGULATORY RESOLUTION NO. 2019 - 01
RESOLUTION ACTION RECORD**

Resolution Type: Regulatory No. 2022 Amendment to 2019 - 01

Pertaining to: Parking Regulations

Duly adopted at a meeting of the Board of Directors of the Union Mills Community Association held _____, 2022.

Motion by: _____ Seconded by: _____

VOTE:
YES NO ABSTAIN ABSENT

<u>Kelly J. Jones</u>	, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Scott Clark</u>	, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B. Feblun</u>	, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Patricia M. [Signature]</u>	, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	, Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

Patricia M. [Signature]
Secretary

11/14/22
Date

Book of Minutes – 2022

Book Resolutions: Book No. _____ Page No. _____

Regulatory _____

Resolution effective: Upon approval