

VINTAGE GRAND RULES

MOTOR VEHICLE PARKING AND TOWING POLICY

Except as set forth below, only family-type non-commercial motor vehicles used for passenger transportation, and the incidental movement of personal belongings and property, may be parked at the Condominium. Permitted vehicles shall be limited to those vehicles which are primarily used as passenger motor vehicles, and which have a body style consisting of two doors, four doors, hatchback or convertible, and shall also include station wagons, mini-vans, full-size vans equipped with windows all-round the vehicle and passenger seats to accommodate not less than four (4) and not more than nine (9) people, sport utility vehicles, and four-wheel pick-up trucks (dual rear wheel pick-up trucks are prohibited). Motorcycles with an adequate muffled exhaust system are also permitted.

All other motor vehicles, including but not limited to commercial vehicles (any vehicle used in a trade or business and having visible advertising or promotional symbols or information, or exposed equipment or materials); trucks (any motor vehicle designed or used principally for the carriage of goods and including a motor vehicle to which has been added a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passenger, and cargo vans. Pick-up trucks are permitted if used for personal use and not classified as a commercial vehicle as long as there are no dual rear wheels); boats; campers; recreational vehicles (vehicles having either kitchen or bathroom facilities); trailers; motor homes; mobile homes; golf carts, and any and all other vehicles other than the aforescribed, may not be parked on the Condominium property except as may be permitted below.

Notwithstanding the foregoing parking limitations, the following exceptions shall be made: (i) service vehicles may be temporarily parked at the Condominium during the time they are actually servicing a Unit, but in no event overnight; (ii) boats, trailers, trucks, commercial and recreational vehicles, and other prohibited vehicles may be temporarily parked at the Condominium when they are being actively loaded or unloaded, but in no event overnight and only on an occasional basis, not more frequently than weekly.

The Board shall have the authority to prohibit any vehicle that would otherwise be permitted under this provision, if the Board determines, in the exercise of its business judgment, that the vehicle constitutes a safety hazard or is unsightly. The opinion of the Board shall be binding upon the parties unless wholly unreasonable. The Board may by rule regulate the color and use of vehicle covers, or prohibit vehicle covers altogether.

All motor vehicles must be operable and must have a current license tag. No inoperable vehicle may remain on Condominium Property for more than forty-eight (48) hours, including vehicles on blocks and/or jack stands with missing or flat tires. No repairs or maintenance of vehicles is permitted except for replacing a flat tire or a defective battery, which minor repairs must be accomplished in the same day as commenced.

No motor vehicle, trailer, boat or any other property of any nature whatsoever that is regulated by this Rule may be parked or stored on a lawn or unpaved area.

All vehicles parked or stored on Condominium Property must have a valid Vintage Grand parking decal or visitors' pass.

No electric vehicles, or other non-traditional vehicles (e. g. hydrogen or natural gas), may be charged or filled on Condominium Property without the prior written consent of the Board. The Board may require owners of electric cars to install and use, at owner expense, charging stations, a separate electric meter with electricity to be borne by the owner of the electric car, and measures to ensure cords and fumes are not a health or safety hazard. The Board may elect to install a central charging

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Approved March 30, 2017 at a duly held board meeting.