

PARKING

All parking lots have one assigned numbered parking space for each unit in the building. In addition, there are unnumbered spots for use by owners, legal residents, legal tenants, and guests.

- Any unnumbered visitor space is available for use by any owner or guest of any owner at any time. However, no owner can use more than two parking spaces at any time, whether they are numbered or not. All additional vehicles must be parked in the overflow area.
- Unit owners with only one vehicle should use the assigned numbered spot and not park in unnumbered spaces.
- Parking is permitted in designated parking spaces only. Certain buildings may have more limited parking accommodations than others due to occupancy levels of the building or proximity of parking spots to the units.

PLEASE BE KIND, COURTEOUS, AND RESPECTFUL OF ALL VRB COMMUNITY MEMBERS WHILE USING THESE SPACES.

General Parking Rules for All Unit Owners, Legal Residents, Legal Tenants, and Guests

1. Parking on the Association's Property, which includes parking in the marked parking spaces (reserved and unreserved), is restricted to
 - Unit owners
 - legal residents
 - legal tenants
 - guests of Association residents
 - commercial vehicles performing official business/services for the Association and/or the Association residents.
2. No more than two cars per Unit are allowed in any parking lot at any given time. Garage owners should use the garage as one of their parking spots.
3. Parking spaces reserved for the use of a specific Unit (indicated by the number painted on the parking space) are for the Unit's sole use, regardless of whether it is in use by the Unit.
 - Do not park in another Unit's assigned space unless the owner has granted prior permission for use of their space.
 - Vehicles impermissibly parked in parking spaces assigned to other Units or parked in a manner which prevents access to the vehicle parked in the neighboring space may be subject to fines and may be towed at the vehicle owner's risk and expense.
4. All vehicles parked within the VRB community must be currently and legally registered and in operable condition for New Hampshire roads and highways.
 - Unlicensed, unregistered, inoperable, or abandoned vehicles are strictly prohibited even if located within an assigned reserved space.

- Violators will first be notified, in writing, of this rule violation by the board. The vehicle owner will have 48 hours from the date of the written notification to remove the vehicle from VRB property. If said vehicle is not removed within 48 hours, it will be towed at the owner's risk and expense.
 - This rule applies even if the vehicle is registered with a VRB unit owner, legal resident, or legal tenant.
5. No vehicle within the Association Common Areas parking lot shall display "for sale" signs.
 6. Except for minor adjustments, vehicle repair, restoration, construction, or vehicle painting are not permitted at any time on the Association Common Areas. Drainage of any automotive fluid is strictly prohibited.
 7. Oil Leaks and Stains. Vehicles with known oil or other fluid leaks are prohibited from being parked in any parking space.
 - Oil leaks any other leaking fluids from a vehicle that stains and damages the pavement may be subject to fines and the unit owner must pay the cost of cleanup and repair.
 - Violators will first be notified, in writing, of this rule violation by the board. The vehicle owner will have 48 hours from the date of the written notification to remove the vehicle from VRB property. Failure to comply with the boards' directive to remove a vehicle that leaks fluids will be towed at the vehicle owner's risk and expense.
 8. No vehicle belonging to an owner, legal resident, legal tenant, or guest shall be parked in such a manner as to interfere with access to any garage, driveway, parking space, building entrance or trash receptacle enclosure. Residents are responsible for informing their guests of parking rules and regulations and their guests shall abide by the VRB parking rules and regulations.
 9. When using the pool or spa, only Unit owners, legal residents, and legal tenants from buildings 16 and 9, and their guests, may park in the numbered spaces of lots for buildings 16 and 9.
 10. All vehicles must be moved as requested by the Management Agent during winter plowing operations to help maintain clear parking areas to avoid ice buildup around parked vehicles. Failure to move a vehicle(s) during snow plowing creates hazardous conditions in the parking areas and therefore the unit owner may be fined.
 11. Owners who plan on extended time away from the community may park a vehicle in the overflow parking area at the north end of the complex. Any vehicle that will be parked in the overflow lot longer than 48 hours must be tagged with a waterproof tag to include unit and phone numbers, and notification must be provided to the management company.
 12. Other Community Property: No motor vehicles are permitted to park or operate on grass areas/green spaces, or landscaped areas, within the Association community, except when authorized by the board and management company for emergency or road maintenance issues.
 - These restrictions apply to all motor vehicles, including "off-road" vehicles.
 - No motor vehicle may ever be parked and/or stored on patios, decks, or sidewalks.

Permissible Vehicles

A motor vehicle is defined as a working and drivable (operable) passenger vehicle, legally registered, that does not exceed 3/4 ton or 20' in length and is used for passenger transport for a non-business or non-commercial purpose. Motor vehicle includes, but is not limited to, cars, passenger vans, personal pick-up trucks, motorcycles, mini vans, and SUVs

Prohibited Vehicles

1. No recreational vehicles, motor homes, campers, boats, trailers, ATVs or the like shall be permitted to be parked within Association Common Area parking lots at any time.
 - Parking for these vehicles is allowed only in the overflow parking lot at the north entrance to the development.
 - All items in the overflow parking lot must be tagged with a waterproof tag to include unit and phone number.
2. No junk vehicles, motor vehicles larger than a 3/4-ton pick-up truck, and motor vehicles with more than two (2) axles and more than four (4) wheels are permitted to be parked within Association Common Area parking lots at any time
3. Vehicles used for business purposes (aka "commercial vehicles") are not permitted to park within the Association Property/community.
 - This rule includes vehicles used for transporting people or things for business purposes and storage of materials or tools used to generate income in a business venture. Any vehicle (for example, box trucks, light pick-up trucks, etc.) displaying a commercial business logo, tag, sign, or advertisement, whether painted on or displaying removable tags/signs (magnetic or held by adhesive), is considered a commercial vehicle.
 - Vehicles without overt commercial displays are also considered to be commercial vehicles if they have overt characteristics such as fixed hardware, extended panels, and visible work equipment. Such commercial vehicles parked on the Property overnight are considered violations of VRB parking rules and are subject to towing without further notice and at the vehicle owner's risk and expense.
 - An owner with a compelling reason/need to park a commercial vehicle in a designated VRB parking lot may petition the Board of Directors, in writing, for an exception to the rule on prohibited vehicles. Any and all such petitions will be decided on a case-by-case basis.
 - Any owner with a commercial vehicle previously approved by the board of directors to park in a designated building lot is grandfathered and therefore exempt from seeking additional board approval.

ENFORCEMENT PROCEDURES

1. It is the responsibility of all Unit Owners, legal residents, legal tenants, and guests to comply with these rules and regulations fully. All unit owners, legal residents, and legal tenants are responsible for communicating and properly instructing all visitors, guests, family members, tradesmen, callers, and others who may have legitimate reasons to access or cause to be on the Property, regarding the operation and effect of these rules and regulations.
2. The Association Board of Directors through the Association Management Agent shall be responsible for enforcing these rules and regulations.
 - Unit Owners, Legal Residents, or Legal Tenants who observe a violation or wish to file a complaint should contact the Association Management Agent, with a copy to the Board of Directors, and make such a complaint in writing.
 - The complaint should include any available evidence of the violation and the vehicle's make and license plate number/state.
 - The Association Management Agent, acting on behalf of the Board of Directors, may take appropriate and necessary action to remedy the violation.
 - Unit Owners who rent their Units to others agree that they are ultimately responsible for the actions of said legal tenants. The Unit Owner must include and attach a copy of these rules and regulations to all leases. Any assignment made under this section to such legal tenants will only be effective during the lease term and must be renewed upon renewal or execution of a new lease.
3. The Association Board of Directors through the Association Management Agent, shall be authorized to enforce these rules and regulations and may call upon the service of municipal law enforcement agencies to assist in achieving compliance or may use the services of a qualified towing service to remove any vehicles which may be in violation.
 - Such action is to be taken only after the Association Management Agent, acting on behalf of the Association Board of Directors, has made reasonable efforts to notify the owner of the vehicle and the Unit Owner responsible, if any, for a violation.
 - If the vehicle owner fails to respond to notification of a violation or actively ignores or defies these rules, enforcement action will be taken.
 - The need for prior notice shall not prevent immediate action by the Association Board or its Management Agent to take proper enforcement measures to remove vehicles from the general Common Areas if the vehicle is threatening the safety of the residents of the Association or is blocking or improperly impeding access to any portion of the general common elements of the Association community. Such violations shall result in immediate towing at the vehicle's owner's risk and expense.
 - If enforcement of any of these rules results in the towing of a vehicle, the risks associated with towing are assumed by the vehicle owner and the cost for the towing service will be charged to the vehicle owner violating the parking rules and regulations.
 - A Unit Owner is subject to additional disciplinary action, including, but not limited to, imposition of monetary penalties, if the owner, his/her family members, legal tenants, or guests violate these rules.

Sanctions for Violating VRB Parking Rules and Regulations

The Association Board of Directors is authorized to impose one or more of the following penalties for any violations of VRB Parking rules and regulations.

1. Letter of Warning from Association Management Agent, on behalf of the Association Board of Directors.
2. Monetary fine of \$250.00 per first violation of any parking rule.
3. Monetary fine of \$500.00 per second and all subsequent violations of any parking rule.
4. Towing a vehicle at the vehicle owner's risk and monetary expense.