

RiverRim Community Association
Board Resolution No. R-18
“Vehicle Policy”

WHEREAS, the association has a Declaration, Bylaws and Rules/Regulations which provides in Article III, Section 3.18.7 of the Bylaws that the Board of Directors may exercise for the Corporation all powers, duties and authority vested in or delegated to the Corporation not reserved to the membership by the Bylaws, Articles of Incorporation or the Declaration; and

WHEREAS, in order to maintain the aesthetic appearance of the Community and to ensure public safety, the Board establishes by resolution a comprehensive policy with respect to the operation, parking and storage of vehicles which supplements and clarifies the restrictions contained in the Declaration.

NOW, THEREFORE, BE IT RESOLVED that the following parking policies be adopted by the Board:

I. RESTRICTIONS ON THE PARKING AND STORAGE OF VEHICLES

1) GENERAL

- a) The types of vehicles listed in subsections i) through vii) below may not be parked or stored in open view on residential lots, or streets within the boundaries of the Community.
- b) Such vehicles may be temporarily parked in a private driveway for a period not to exceed forty-eight (48) hours. Any such vehicle owned by guests of residents may be parked in front of their residence for a temporary period not to exceed five days with prior approval from the Board of Directors or Managing Agent.
 - i) Any boat or boat trailer;
 - ii) Any motor home;
 - iii) Any camper slip-on where the back of the camper is higher than the roof line of the cab of the truck;
 - iv) Any mobile home, trailer or fifth wheel vehicle;
 - v) Any pop-up camp/tent trailer or similar recreation oriented portable vehicle or transportable facility or conveyance;
 - vi) Any other vehicle not defined above which is not normally or regularly used for daily transportation, including dune buggies, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Oregon;

vii) Any vehicle defined as a commercial vehicle by the Oregon state law and;

- (1) Vehicles used for commercial purposes or displaying signs that advertise a commercial business.
- (2) Vehicles described by the manufacturer as commercial or cargo vehicles.
- (3) The subject described vehicles would include but not be limited to the following types:
 - (a) Passenger vans with capacity greater than seven passengers;
 - (b) Platform/flatbed/stake bed vehicles (regardless of weight capacity);
 - (c) Cargo Vans;
 - (d) Utility Trucks;
 - (e) Catering Trucks;
 - (f) Wreckers – roll off/boom type;
 - (g) Any solid waste collection vehicle, tractor truck or tractor truck/semi-trailer or tractor;
 - (h) Any vehicle licensed by the State for use as a common or contract carrier or as a Limousine;
 - (i) Any trailer or semitrailer used for transporting landscaping or lawn-care equipment whether or not such trailer or semi-trailer is attached to another vehicle;
 - (j) Any trailer, semi-trailer, or other vehicle in which food or beverages are stored or sold;
 - (k) Any vehicle with visible commercial equipment extending from the vehicle. (i.e. Snow Plowing Blade)
 - (l) Private or public school or church buses.
- (4) Any vehicle exceeding eighteen (18) feet in length and/or eight (8) feet in width or which is more than three 12,000 lbs. gross weight, irrespective of whether or not such vehicle would otherwise be permitted in accordance with other terms of this Resolution.
- (5) Junk or derelict vehicles may not be parked or stored in open view on residential lots or streets within the boundaries of the Community.
 - (a) A vehicle shall be deemed to be a derelict vehicle if it is missing any necessary parts, such as, but not limited to, tires, wheels, engine, etc., that are necessary for operation of the vehicle on public

streets. A vehicle shall also be classified as a derelict vehicle if it does not have a current state license.

- c) Exceptions:
 - i) Pick-up trucks, van conversions solely used as personal transportation and not used in commercial activities are excluded from the Commercial Parking Restrictions.
 - ii) Commercial signs and advertising including passenger cars, vans and trucks normally used for private purpose but painted with or carrying commercial advertising, logos or business names are allowed as long as the signs and advertising does not extend beyond 20% of the vehicle surface.
 - iii) Any owner who wishes to be exempt from any of these rules may submit a written request for a variance to the Board of Directors for review. If the Board finds that (a) the intent and purpose of the rules are not served when applied to the particular facts and circumstances, and (b) enforcement imposes an unfair burden on the owner, it may grant the variance. No variance shall be effective until the Board approves a written instrument citing the reasons for the variance. Variance shall be filed among the records of the Association.
- d) The performance of major repairs to vehicles, including painting and the drainage of automobile fluids, is not permitted on any lot or on common areas within the Community.
- e) Vehicles may not be parked or stored unattended in a hazardous condition including, but not limited to, vehicles on jacks or blocks.
- f) Persons driving vehicles on the Property must obey any posted speed limits. The maximum permitted speed is twenty-five (25) miles per hour.

2) PARKING ON RIVERRIM PRIVATE STREETS

- a) Only guests are entitled to use on-street parking.
- b) Vehicles must be parked so as not to obstruct traffic, sidewalks or ingress and egress areas.
- c) No vehicles other than those clearly indicated as operated by or for a person with disability shall be parked in spaces reserved for people/individuals with disabilities parking.

- d) All vehicles must comply with "No Parking" areas as posted or designated.

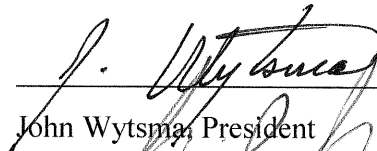
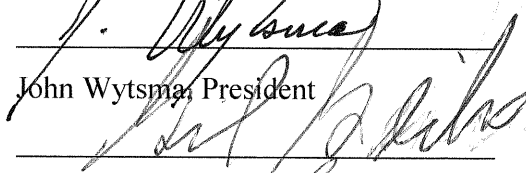
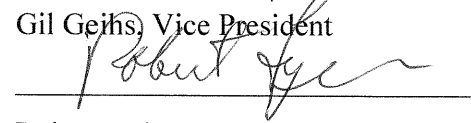
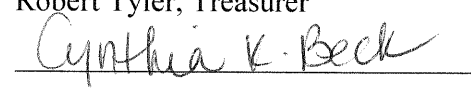
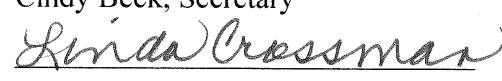
II. ASSOCIATION NOT RESPONSIBLE

- 1) Nothing in this resolution shall be construed to hold the Association or the Board of Directors responsible for damage to vehicles or the loss of property from vehicles parked on the streets or common areas.

III. ENFORCEMENT

- 1) The Managing Agent shall have the authority to issue a warning notice to vehicles which are in violation of this parking policy. The notice (Exhibit A of this resolution) shall be placed on the vehicle and a copy retained by the Managing Agent.
- 2) Vehicles which are in violation of this resolution are subject to being towed at the owner's risk and expense, seventy-two (72) hours from the date of tagging, except that any vehicle previously posted for violation of any of these regulations shall be subject to towing without notice for a repetition of said violation.
- 3) In lieu of, or in addition to, towing vehicles which are in violation of this resolution, the Board of Directors may impose penalties in accordance with the provisions of the RiverRim Fine Policy and Resolution.

This resolution was passed by the RiverRim Community Association Board of Directors on this day 2nd of March, 2009.

 _____ John Wytsma, President	<u>3/2/09</u> Date
 _____ Gil Geijs, Vice President	<u>3/2/09</u> Date
 _____ Robert Tyler, Treasurer	<u>3/2/09</u> Date
 _____ Cynthia Beck, Secretary	<u>3/2/09</u> Date
 _____ Linda Crossman, Director	<u>3/2/09</u> Date

**EXHIBIT A
RIVERRIM COMMUNITY ASSOCIATION**

YOU ARE IN VIOLATION OF THE DULY ADOPTED VEHICLE POLICY OF
RIVERRIM COMMUNITY ASSOCIATION

Date: _____ Time: _____
Desc: _____ ID: _____

- PROHIBITED VEHICLE TYPE: Vehicle type not permitted to be parked on lots or on street parking.
- JUNK, DERELICT OR ABANDONED VEHICLE: Vehicle not in operating condition.
- IMPROPERLY PARKED VEHICLE: Parked in a "No Parking" area, blocking sidewalk, parked on any Common Area or Lot which is not designated for parking, improperly parked.
- PROHIBITED AUTO REPAIRS: Vehicle left unattended in a visibly disassembled condition.
- OTHER:

VIOLATORS ARE SUBJECT TO BEING TOWED AFTER SEVENTY-TWO (72) HOURS FROM THE DATE OF THIS NOTICE AT OWNER'S RISK AND EXPENSE. The Association assumes no responsibility whatsoever for any damage to vehicles towed.

ANY VEHICLE PREVIOUSLY POSTED FOR A VIOLATION OF ANY OF THESE REGULATIONS SHALL BE SUBJECT TO TOWING WITHOUT NOTICE FOR ANY SECOND VIOLATION OF ANY OF THESE REGULATIONS.

FOR FURTHER INFORMATION -- CONTACT
Managing Agent at (541) 617-7006

Location Parked: _____	*Date Towed _____
*Posted By: _____	*Time Towed _____
Signature: _____	*Towed By _____

Vehicle Description: _____

The above vehicle was received by and towed to the above location on the above stated date.

By: _____ (Signature of Towing Agent)