

**CHURCHILL COMMUNITY ASSOCIATION, INC.
RESOLUTION ADOPTING PARKING RULES***

The undersigned, representing the Board of Directors of Churchill Community Association, Inc. ("Association"), does hereby adopt the following resolution which was approved by majority vote of the Board of Directors ("Board") at a regularly called meeting of the Board:

WHEREAS, the Board is authorized pursuant to Section 7.1(c) of the Declaration of Covenants, Conditions and Restrictions for Churchill ("Declaration") to adopt such rules as it deems reasonable with respect to use of the Common Area, as that term is defined in the Declaration;

WHEREAS, the Board is also authorized pursuant to Section 3.1 of the Declaration to formulate, publish and enforce reasonable rules and regulations applicable to the Churchill development ("Churchill"), including the lots;

WHEREAS, the Board of Directors finds it necessary in the interests of safety and the aesthetics of the community to implement rules covering parking on Common Area within Churchill, as well as on driveways within Churchill; and

WHEREAS, consistent with Section 3.2 of the Declaration, notice of this proposed rule-making was sent to all Owners on March 10, 2016, which was more than five business days prior to the Board meeting that took place on March 23, 2016, at which the resolution was considered and approved;

BE IT THEREFORE RESOLVED that the Board of Directors for Churchill Community Association, Inc. hereby adopts the following rules related to parking of vehicles within Churchill:

- (1) No vehicles may be parked upon any part of the Common Area except within a marked parking space.
- (2) No vehicle is permitted to be parked over night or in excess of twelve hours upon any part of the Common Area.
- (3) No vehicle is permitted to be parked in whole or in part on any grassy area located within Churchill, whether on a lot or Common Area.
- (4) No vehicle is permitted to be parked in whole or in part upon any sidewalk within Churchill or in such a manner as to block or impede the flow of traffic along the sidewalk.
- (5) Only those vehicles with valid handicapped permits are permitted to be parked in designated handicap spaces on the Common Area.
- (6) No inoperable vehicles are permitted to be parked anywhere within Churchill except in enclosed garages. A vehicle is considered "inoperable" if it is not capable of being driven for any mechanical reason.

* NOTE: A copy of the minutes of the Board of Directors meeting at which this Resolution was adopted is attached hereto.

- (7) No auto repairs or auto maintenance, other than emergency repairs, shall be performed within Churchill except in enclosed garages.
- (8) Vehicles parked in driveways must be parked parallel to the driveway, and cannot be parked so as to block use of the sidewalk. Parking perpendicular to the driveway is prohibited. For example, in the illustration below vehicles 1 and 2 are properly parked parallel to the driveway. Vehicles 3 and 4 which are perpendicular to the driveway are in violation.



- (9) Per the North Carolina Planned Community Act, after notice and an opportunity to be heard, the Association has the authority to fine owners for violation of any of the foregoing rules and regulations. Further, any vehicle that is parked upon the Common Area in violation of any of the foregoing rules may be towed at the owner's expense. If your vehicle is towed, you should call the towing company directly to arrange for payment of towing and storage costs and reclaim your vehicle. Signs will be posted in the community identifying the name, address and phone number of the towing company. All costs of towing and storage will be borne by the owner of the towed vehicle.
- (10) Owners wishing to report parking violations should call PPM at (919) 848-4911 to report same. Only PPM or the Board of Directors has the authority to order a vehicle to be towed from the Common Area, and owners may not contact the towing company directly to have an offending vehicle towed.

A copy of this resolution will be mailed via first class mail to all record owners and via email to all owners who have provided email contact information to the Association. The rules set forth herein shall become effective 30 days from the date of such mailing.

This the 23 day of March, 2016.

CHURCHILL COMMUNITY ASSOCIATION, INC.

By: 
President

ATTEST:


Secretary