

REVISED PARKING POLICY September 2022

(g) Vehicles and Parking. The term "vehicles," as used in this Section, shall include, without limitation, automobiles, SUVs, pick-up trucks, trucks, boats, trailers, motorcycles and motorized tricycles, campers, vans, all-terrain vehicles, golf carts, recreational and similar oversized vehicles.

1. Commercial vehicles, recreational vehicles, all-terrain vehicles, golf carts, mobile homes, trailers, campers, boats or other watercraft, or other similar oversized vehicles, stored vehicles, and unlicensed vehicles or inoperable vehicles shall not be parked within the Properties other than in enclosed garages except for temporary loading and unloading. In that event and with prior notification to the Community Manager, a boat, trailer or recreational vehicle may be parked on a driveway for not more than 48 hours for loading and unloading. This Section shall not apply to emergency vehicle repairs.

2. Overnight parking of any vehicle, or construction-related vehicles, equipment or materials on the streets within Bellasera is strictly prohibited. Except as specifically provided in subsections 3. and 8. below, no more than one (1) passenger vehicle, SUV or pickup truck may be parked on a driveway of a home in Bellasera overnight. Upon written request, the Board of Directors may grant exceptions based upon the facts and circumstances of each individual case.

3. Exceptions to the overnight parking restriction set out in Section 2 above can also be made for additional vehicles for guests of the resident to be parked overnight on the driveway of the resident for more than three (3) consecutive days with prior notice to the Community Manager.

4. In order to use a garage for storage while moving into a new home, households may park a maximum of two (2) vehicles on driveways for sixty (60) days after the closing of the purchase of a home in Bellasera.

5. Not more than three (3) construction-related vehicles may be parked (except on a temporary basis) on the street near a home during the hours of 7:00 AM and 6:00PM Monday through Friday and during the hours of 7:00 AM through 5:00 PM on a Saturday (Holidays excepted) , during a construction project. Parking or placement of construction-related vehicles, materials and equipment is allowed during said hours on the driveway of the resident for which the project is being performed. Temporary parking of any construction-related vehicle on a street near the home, or the delivery of equipment and materials is allowed. No construction-related vehicles, equipment or materials may be parked or placed so as to impede street or sidewalk traffic. A dumpster, construction trailer, or construction materials used in connection with a construction project shall be placed in the driveway and not in the street and may remain overnight for the period reasonably required to complete the project. Construction materials remaining overnight in a driveway for more than one night during the work week or after a weekend, must be covered. Excess vehicles may be parked in guest parking or other areas designated by the Community Manager and with prior written permission of the Community Manager.

6. For the purpose of these rules, "overnight" is defined as Midnight to 6:00am.

7. Except as provided above, no vehicle may be left upon any portion of the Properties except in a garage or driveway.

8. In addition, if the resident's vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment and either one of the following applies, then the resident can park the vehicle on a street:

Category 1

The resident is employed by a public service corporation that is regulated by the corporation commission, an entity regulated by the federal energy regulatory commission or a municipal utility and the public service corporation or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, telecommunications or water infrastructure, the vehicle has a gross vehicle weight rating of twenty thousand pounds or less and is owned or operated by the public service corporation or municipal utility and the vehicle bears an official emblem or other visible designation of the public service corporation or municipal utility.

Category 2

The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency, or a private fire service provider or an ambulance service provider that is regulated pursuant to title 36, chapter 21.1, and the vehicle has a gross vehicle weight of 10,000 pounds or less; and the vehicle bears an official emblem or other visible designation of the agency.

This Amendment to the Rules shall become effective thirty (30) days after adoption by the Board of Directors of the Association.