Park Place is a residential Planned Unit Development (PUD) with 143 units built on about 20 acres of land in a beautifully landscaped, park type environment. We have a clubhouse, swimming pool, tennis courts, children's play area, picnic area, basketball court and large lawn areas. These amenities create an opportunity for all residents to enjoy a pleasant lifestyle. However, living in close proximity to one another and recognizing the need to maintain order and to preserve our amenities and protect the interests of owners and residents the Association has established Rules and Regulations.

In accordance with HOA documents, Rules and Regulations are established by the Board of Directors and may be changed by them as they deem advisable and in the interest of the Association. In event of any disagreements with HOA documents, the Articles of Incorporation, CC & R's and Bylaws take precedence over the Rules and Regulations.

Compliance with the rules and regulations is in the interest of all residents for the benefit of the whole community. Enforcement of the rules shall depend first upon each member being responsible for compliance. The Board may determine the nature and degree of enforcement of various rules. The Board will consider and investigate complaints from members, but shall respond as it determines is appropriate. The Board shall have the right to determine enforcement or penalties for non-compliance of any or all rules at their discretion based on their determination of the needs in terms of overall Association interests.

Section 1 – General Rules and Regulations
Section 2 – Architectural Rules
Section 3 – Landscaping Rules
Section 4 – Clubhouse Use and Rules
Section 5 – Leasing of Units
Section 6 – Noise Control
Section 7 – Pets
Section 8 – Picnic Park Use
Section 9 – Pool and Patio Use
Section 10 – Tennis Court Use
Section 11 – Recreational Vehicle Storage
Section 12 – Vehicle and Parking Rules
Section 1 - GENERAL RULES AND REGULATIONS

Note: This section approved by PPHOA Board 23 December 2010, effective 3 January 2011.

1. Damage, removal, or modification of property owned by or under the jurisdiction of the Association is prohibited, and any violation of this rule shall be corrected by violator, or by the owner of any unit responsible for the violation, at their expense and to the satisfaction of the Association within 30 days of the Association's notice of such violation.

2. Any activity by any owner, occupant or guest which is a nuisance (including excessive noise) to any other owner or occupant, or which is in violation of any law or ordinance, is prohibited and is subject to Association fine and suspension policies or penalties provided by law.

3. The following acts or activities are prohibited because of their dangerous or detrimental significance:
   a. Climbing on roofs, fences, gates, or trees unless approved by HOA management for repair or maintenance purposes.
   b. Leaving bicycles, tricycles, scooters, baby carriages or similar vehicles, toys or other personal articles unattended in common areas.
   c. Leaving garage, garbage or utility doors open when not in use.
   d. Littering in common areas.
   e. Storage of items in utility closets (location of gas and electric meters), carports, or balconies (other than furniture in use).
   f. Riding bicycles or motorized vehicles on any landscaped areas or in the children’s play area.

4. Persons under the age of 18 are not permitted in common areas after 10 p.m. unless accompanied by an adult Resident.

5. No TV or radio antennas or satellite dishes shall be mounted, attached to or hung from the exterior of units without prior coordination and written approval of the Association. Coordination should be made with the HOA office.
   a. The Association has instructions for and can coordinate with Satellite dish installers to ensure proper installation.
   b. If installation is done incorrectly, the resident will be responsible for installation changes.
   c. Satellite dishes are to be as unobtrusive as possible, and only attached to roofs or structures above the residents’ own unit.
   d. Dishes that are no longer in use should be removed and are the responsibility of the unit owner for removal.
   e. If repairs are required to the roof or other building areas, owners are responsible for removal and replacement of dishes or antennas and cost of such.
6. No “For Sale,” “For Rent,” or other signs, including political campaign signs, shall be placed in a common area or on the exterior of a living unit, garage or carport. Small signs visible to the outside may be placed inside unit windows.

7. Garage, carport, yard or other similar “sales” are prohibited unless organized for and available to the entire complex and approved by the Board.
   a. The HOA normally plans a Park Place garage sale in early summer.
   b. An exception to this may be made with the Board’s approval for one time estate sales for the estates of deceased residents.

8. Lost and found items should be turned in and/or claimed at the HOA office. Lost items will be retained for no more than 30 days and will then be disposed of as determined by the Board of Directors.

9. Residents are responsible for rules compliance by their family members and guests.

10. Absentee unit owners are responsible for rule compliance and payment of fines of their tenants and guests.

11. Car washing is allowed but should be kept to a minimum. To conserve water, hoses are not to be left running during car washing.

12. Residents are responsible for removal of snow from the concrete pad between garage and carport and Park Place road (blacktop).
Section 2 - ARCHITECTURAL RULES

Note: This section approved by PPHOA Board 23 December 2010, effective 3 January 2011.
See also Board Resolution 2012-2, Division of Maintenance Responsibilities between Unit Owner and the Homeowners Association.

The Board of Directors shall appoint an Architectural Committee, in accordance with HOA documents, to help maintain reasonable control over maintenance and improvements to all Park Place amenities and units. Their purpose is to help maintain the value and quality of living environment for all Park Place residents. If such a committee is not appointed, the Board itself shall perform the duties of the committee.

1. No unit accessory or addition, except TV antennas or satellite dishes, which is visible from the common areas, or other improvement shall be constructed or altered unless a request with proposed plans and specifications be submitted to and approved by the architectural committee or the Board of Directors. Installation of TV antennas or dishes must be coordinated with and approved by HOA management.

2. Requests for such improvements, construction or alterations shall be submitted to Park Place HOA office with plans and specifications. The request will be forwarded to the Architectural Committee for review and recommendations. The Committee shall provide recommendations to the Board within 15 days. The Board of Directors shall then make a decision to approve or disapprove the request within 30 days of submission by the requestor. The Board’s decision shall be final. In the event the Committee or the Board fails to act within the specified time periods, it shall be deemed that the proposed construction or alteration has been approved.

3. The committee shall exercise its best judgment to insure that improvements, construction, and alterations on lots within the property maintain a consistent, pleasant appearance in conformity with Park Place HOA architectural standards, surroundings and structures.

4. Once begun, any improvements, construction, or alterations approved by the committee and the Board of Directors shall be diligently pursued to completion.

5. The committee shall make periodic inspections of the common areas and visible exteriors of living units and shall report to the Board any violations of the architectural control rules. The committee shall also report evidence of disrepair, damage, or poor maintenance of common areas or units, whether or not the correction of such action or inaction is the responsibility of the Association or of an individual homeowner.

6. The Board may notify homeowners in writing of need for compliance, or the Board may ask the Committee to make such notifications. If the homeowner fails to respond to the notifications, the Board shall then take whatever action it deems necessary and appropriate to assure compliance.

7. The committee shall not be held liable for damages by reason of an action, inaction, approval or disapproval by it with respect to any request made pursuant to the Bylaws or these rules.
8. Architectural Control Rules Which Apply To All Units
   a. Nameplates or address numbers on unit fronts or backs shall conform to current HOA signage.
   b. Carports shall not be used for storage and any items in carports must maintain a neat appearance.
   c. There shall be no storage in balconies or in utility closets.
   d. Reflective material in windows is prohibited.
   e. Nails, screws, or other penetrating items must not be used on stucco, including in patios without HOA management approval.

9. Homeowners are responsible for the repair and maintenance of the following exterior items:
   a. Doors, including garage doors, (except for exterior [louvered] utility and garbage access doors)
   b. Windows and window screens.
   c. Everything inside the patio area, including surfaces, trees, shrubs, fences and gates, except for painting of wall surfaces.
   d. Outside water faucets.
   e. Exterior light fixtures.
   f. Air conditioners.
   g. Window wells, including surfaces, floor and guard covers.
   h. Garage or carport down spouts damaged by cars or other means.
   i. Concrete foundations.
   j. Any other external item installed by the unit owner.
   k. Painting or staining and upkeep of interior patio fences.
   l. Damage to stucco walls caused by residents or guests.
Section 3 - LANDSCAPING RULES

Note: This section approved by PPHOA Board 23 December 2010, effective 3 January 2011.

The Board of Directors shall appoint a Landscaping Committee, in accordance with HOA procedures for appointment of committees, to help maintain reasonable control over all landscaping in Park Place areas. The Committee’s purpose is to help maintain the appearance and value of the living environment for all Park Place residents. If such a committee is not appointed, the Board itself shall perform the duties of the committee.

1. The Landscaping Committee shall advise the Board on all matters pertaining to planning and implementation of planting and maintaining of trees, shrubs, flowers and other plants in Park Place Common areas.

2. The Park Place HOA is responsible for maintaining trees, shrubs, flowers and other plants in the Common areas. However, residents may plant and care for flowers, shrubs in the planting areas adjacent to their units. Planting of trees in these areas must be approved by the Landscaping Committee prior to planting.

3. In coordination with the Landscaping Committee and maintenance staff, residents may assist in planting and maintaining planted areas in Common areas. Such efforts by residents to plant and beautify Park Place environment are encouraged.

4. If the Landscaping Committee determines plantings by residents are unreasonable or inappropriate to the overall appearance of the Park, they may advise the Board and either the Board or the Landscaping Committee may request residents remove or revise planted areas. If the residents fail to follow up, the HOA may make needed changes to the landscaping.

5. Requests to plant or to have removed trees or shrubs in the common areas, except as noted above for areas adjacent to units, shall be submitted to Park Place HOA. The HOA shall request the Landscaping Committee to make recommendation for approval or disapproval to the Board. The Board’s decision on the request shall be final. If the Board approves planting or removal of trees in the common areas, costs shall be borne by the HOA.

6. The Landscaping Committee shall develop and present to the Board for approval at least annually plans for planting and maintaining trees, shrubs or other significant plants in the Park. The Board shall then make a decision to approve or modify the plan and provide a budget, general guidelines, and landscaping direction. The Committee shall implement approved plans.

7. Maintenance staff is responsibility for regular care of lawns and trimming of trees and shrubs. The Landscaping Committee shall cooperate with maintenance staff and advise the Board if they determine additional efforts are needed.
Section 4 - CLUBHOUSE USE AND RULES

Note: Effective December 17, 2010.

The clubhouse is for the use of members (owners/residents), their families and guests. The clubhouse may be rented by members on a first come first served basis when it is not needed for HOA purposes. The resident should be present during rental use.

1. Rental fees and security/cleaning deposits will be set by the Board. The same fees shall be charged for all rentals, regardless of the length of use.

2. Rental and use of the clubhouse by other than residents is not normally permitted; however, the Board may approve exceptions if they do not conflict with HOA and member use. Members shall always have priority over any other such use.

3. Use of the clubhouse by persons under the age of 21, except when accompanied by an adult member, who assumes full responsibility, is prohibited.

4. Scheduled, exclusive use of the clubhouse is permitted by the homeowner reserving the date and prepaying the rental fee and refundable cleanup/damage deposit prior to the reserved date. The member will be required to sign a clubhouse use agreement.

5. Unscheduled, nonexclusive use of the clubhouse by homeowners and their families and guests, whom they accompany, is permitted when the clubhouse is not reserved. The homeowner will be required to sign a clubhouse use agreement.

6. An inspection of the clubhouse by the member with the HOA manager or maintenance supervisor may be scheduled prior to use of the clubhouse. If no joint inspection is made, the user accepts the clubhouse in the condition it is in at the time of use and must leave the clubhouse, including the kitchen and restrooms, in similarly clean condition or forfeit the cleaning deposit.

7. Cleaning of the clubhouse must be completed on the day of rental unless previously approved by the HOA office; otherwise, the deposit will be forfeited.

8. Loss due to theft or disappearance, or damage beyond normal wear and tear, of the clubhouse and its equipment, must be paid by the resident who executed the clubhouse use agreement.

9. Clubhouse hours, for both scheduled and unscheduled use, are from noon, (or earlier if prior arrangements are made with management), until midnight, or until 1:00 a.m. on New Year’s Eve.

10. The swimming pool or deck area may not be reserved exclusively for clubhouse users. However, clubhouse guests (in accordance with Pool rules), may use the pool along with other users. No wet bathers are allowed in the clubhouse -- except in restrooms.

11. Possession or consumption of alcohol by persons under 21 years of age is prohibited.

12. Pets in the clubhouse are prohibited except for Service animals in accordance with ADA regulations.

13. Use of clubhouse to generate personal income, i.e. demonstration or sale of products, daycare, etc., is not permitted.
Section 5 - Leasing of Units

Note: This section approved by PPHOA Board August 10, 2013, effective August 21, 2013

1. Lease or rental of PPHOA units shall be for a minimum of one year. Subletting by tenants is prohibited.

2. The following items must be provided to PPHOA before or at the time of occupancy by the owner of the unit.
   
   a. As of April 10, 2013, PPHOA allows owners and tenants to sign a lease of their choosing, but both must also sign the PPHOA approved Lease Addendum which becomes part of the lease. Signed copies of both the lease and the Lease Addendum should be submitted to the office within 10 days of occupancy by tenants. Copies of the Lease Addendum are available at the HOA office or online at www.parkplaceholladay.org under “Forms.”
   
   b. The Lease Addendum contains a statement signed by both owner and tenant verifying that an up-to-date copy of the PPHOA manual has been presented to the tenants and that they have agreed to abide by all Rules and Regulations of Park Place HOA. Current Rules and Regulations can also be found online at www.parkplaceholladay.org. Owners should carefully review parking rules in particular with tenants.
   
   c. A list of all occupants and vehicles utilizing and parking at Park Place.

3. If items (2. a, b and c) above are not provided within 10 days of occupancy, the HOA may assess a fine of $100.00 per month against the owner for non-compliance. Fines shall start on the day tenant takes occupancy, and an additional fine of $100.00 may be assessed for each month of non-compliance. Until items (2. a, b, and c) above are received, tenants will not be listed in the directory, nor allowed use of the pool, tennis courts, or other common area facilities.

4. Each unit has been provided with a binder which contains:
   
   a. Articles of Incorporation
   
   b. Declaration of Covenants, Conditions, and Restrictions (CC&R’s)
   
   c. Bylaws
   
   d. Rules and Regulations

This binder is the property of the Association and is to remain with the unit for the guidance and utilization of residents. It should be updated as governing documents are amended from time to time.

5. It is the responsibility of the owner to convey to the tenants the unit electronic pool key and the physical tennis court key. There will be a charge of $35.00 to replace either of these keys.
Section 6 - NOISE CONTROL
Note: Effective December 17, 2010.

Noise can be a problem any time. Please be considerate of your neighbors.

1. It is the responsibility of parents to ensure that their children and guests are not disturbing others.

2. Radios, televisions, musical instruments, wind chimes, party activities and other noise sources, including barking dogs, car horns, car stereos and extended warm-up of engines should be restricted to a level that does not disturb other residents.

3. Remember that your neighbors may not keep the same schedule of hours that you do or have the same appreciation of sounds that you regard as pleasant or enjoyable.

4. Residents and guests should be especially considerate during the night hours from 10:00 p.m. until 6:00 a.m. and activities that may disturb other residents should be avoided.
Section 7 - Pets
Note: This section approved by PPHOA Board 23 December 2010, effective 3 January 2011.

1. Local statutes and ordinances must be complied with. See animal law and ordinances at www.animalservices.slco.org. The following rules apply to pets at Park Place. Exceptions to some rules may apply to certified and registered service animals when performing service for owners in accordance with federal and local laws, including the Americans with Disabilities Act.

2. Pets must be registered with the Park Place Homeowners Association. State licensing and disease immunization laws for pets must be complied with. The Board has authority to ask for documentary proof of such.

3. Outside Resident’s units, dogs must be on a leash at all times and held or controlled by a person capable of restraining the animal. Unaccompanied dogs may not be left tied outside residents’ units.

4. Dog owners or handlers must clean up after their pets. [NOTE: Garbage cans are provided around the complex for disposal of pet feces.]

5. Pets are not allowed in the clubhouse, swimming pool area, or tennis courts, except for service animals as noted above.

6. Any damage caused by a pet shall be the responsibility of the owner.

7. Animal bites should be reported immediately to local Animal Control and to the HOA office. To file such a report, the pet’s identity or description, along with the name and address of the owner, if known, should be provided.

8. Individuals violating animal laws and ordinances subject themselves to possible involvement by the local Animal Control and will be responsible for all associated costs. The Board reserves the right to impose rule violation penalties that may include, but are not limited to, warnings and/or fines. Pets that are a continual nuisance may result in the Board requiring the permanent expulsion of such pets from the Park Place premises. “Nuisance” includes, but may not be limited to, biting, barking, howling, or harassing (acting in an aggressive or threatening manner.)

9. Owners/Residents are responsible for pet rules compliance by their family members and guests.
Section 8 - PICNIC PARK USE

Note: Effective December 17, 2010.

1. The Park Place Homeowners Association has provided four (4) picnic tables and two (2) charcoal cookers just east of the basketball court. These tables and cookers may be reserved by residents at the Association office. There is no charge for use of the picnic facilities.

2. Use of the picnic park, including the basketball/volleyball courts, is limited to residents of Park Place and their accompanying guests.

3. "Exclusive" use of the picnic area without prior approval and reservations through the Association office is prohibited. When a resident has properly reserved the picnic park for exclusive use, the use by other residents and their guests during the reserved time is not permitted.

4. Use of the picnic park after 10:00 p.m. is prohibited.

5. After using the barbecue grills, they must be cleaned of all grease and grime and the coals removed to the containers provided. The Resident who reserves the table/s and grill/s is responsible for cleanup of the tables, grills and grounds.

6. Damage to picnic tables and grills by residents and their guests is prohibited. The responsible homeowner or resident will be charged for repair or replacement of equipment in the event of damage.

7. Pets are allowed in the picnic park area but must be securely leashed at all times.
Section 9 - POOL AND PATIO USE

Note: Effective December 17, 2010.

1. The **pool season** is normally from Memorial Day through Labor Day. Entrance to the pool area during off-season is prohibited.

2. **Pool hours** are set by the Board and may be changed as deemed appropriate. Entrance to the pool area during closed hours is prohibited. The pool will be closed during thunder & lightning storms.

3. All persons use the pool and pool area at their own risk. There is no life guard on duty.

4. Use of the pool by other than Residents and their guests (whom they must accompany at all times) is prohibited.

5. A maximum of 10 guests per dwelling unit are permitted Monday morning through 5:00 p.m. Friday (except on holidays). A maximum of 6 guests per dwelling unit are permitted Friday evenings after 5:00 p.m. and on weekends or holidays. Residents may request approval to have non-exclusive pool functions with more guests during weekdays. If approved, residents and guests must be considerate of other pool users.

6. Oversized floatation devices are not allowed.

7. Reserving the pool, or patio furniture, for private use is not allowed.

8. Children under 14 years must be accompanied by an adult 18 years or older.

9. No smoking is allowed in the pool or patio area.

10. Use of **alcoholic beverages** by persons under age 21 is prohibited (state law).

11. Food and drinks are allowed on the patio area only.

12. Glass containers are NOT allowed in pool or patio areas.

13. Residents are responsible for cleaning up their litter in the pool & patio area.

14. The following are prohibited in the pool:
   a. Unhemmed cutoffs or swim wear,
   b. Infants or children under 3 years of age, or anyone without bowel or bladder control, not wearing approved swim diapers and plastic pants.

15. The following are prohibited in the pool area:
   a. Running, rough play, boisterous, lewd or other offensive behavior.
   b. Bicycles, tricycles, skateboards, roller blades or other non-pool items.
   c. Pets, except for service animals in accordance with ADA law.

16. Footwear and dry swim suits or clothing must be worn when entering any part of the clubhouse, except restrooms.

17. Violations of pool rules by residents or their guests may result in loss of pool privileges.
Section 10 - TENNIS COURT USE

Note: Effective December 17, 2010.

1. Use of the tennis courts is provided for residents of Park Place and their guests only. Use by those other than residents and their guests, whom they must accompany at all times, is prohibited.

2. The court gate will be kept locked when the courts are not in use. Entrance to the courts is by key only. Each unit has been issued a court key by the Park Place office. Lost keys may be replaced for a fee of $35. Possession or use of the key by anyone other than the Resident to whom it was assigned is prohibited.

3. Court time is limited to one hour per day per unit unless the courts are not in demand. Court use is on a first-come, first-served basis.

4. Children under 10 must be accompanied by a resident adult.

5. Only proper athletic footwear is allowed on the courts.

6. Smoking, food, and beverages other than water are not allowed on the courts or within the court fences.

7. All other activities such as skateboarding, skating, bicycle riding and other non-tennis activities are prohibited on the courts or any area within the court fences.

8. Climbing on, over or under the court fences is prohibited.

9. Nets are set to proper height by Association personnel. If adjustment is necessary, please notify the HOA office. Do not lean or climb on the nets.

10. Place trash in receptacles and otherwise clean courts when play is finished.

11. Pets are prohibited within the tennis court area.

12. Courts will be locked and nets removed during winter months. Entrance to the courts during this time is prohibited.
Section 11 - RECREATIONAL VEHICLE (RV) STORAGE

Note: Effective December 17, 2010.

1. The RV storage area contains a limited number of spaces for parking and storage of recreational vehicles owned and used by Association residents.

2. The Association will rent recreational vehicle storage spaces on a space available basis. Only spaces not needed for maintenance, waste disposal or other HOA requirements will be rented. No resident may rent more than one RV space.

3. The HOA shall maintain a sign up/waiting list for residents interested in recreational vehicle storage rentals. This list will include resident’s name, unit number and the date they requested a rental space. This list will be shown to any resident upon request.

4. When an RV space becomes available, the current resident who has been on the list the longest shall be notified a space is available. HOA management will then consider the type, size, etc. of recreational vehicle the resident wishes to store and will determine if the vehicle can be properly accommodated in available space. If not, the person will be advised of the reason for non-rental and their name will be removed, or if requested moved to the bottom of the list with a new (current) application date. The next person on the waiting list will then be notified of a vacancy.

5. When a space is rented, HOA management will assign a parking space. Parking of a vehicle in other than the assigned space is prohibited. HOA management may reassign spaces at any time to allow better utilization of available spaces in the RV storage lot.

6. Any disputes or issues regarding rental or space assignments will be referred to the Board for resolution.

7. All stored recreational vehicles must be currently and properly registered with the State and a copy of current state registration provided to the HOA office. Not having a current vehicle registration may result in termination of a storage rental.

8. Non-recreational vehicles (other than Park Place maintenance vehicles) shall not be stored in the RV storage lot.

9. If a space is left vacant for an extended period (normally 4 months or longer), the HOA may deem the space not in use and terminate the space rental, even though rent payments are current.

10. A monthly parking fee determined by the Board will be charged for rental of an RV parking/storage space. Non-payment or delinquency in payment of parking or other HOA fees is cause for termination of RV space rental. If notification of termination of the rental is given, the resident shall have no more than 30 days to remove the vehicle. If not removed, the Association may have the vehicle towed at the owner’s expense.

11. Vehicles are stored at the owner’s risk. The Association cannot and does not assume responsibility for security or welfare of the vehicle or its contents.
12. Loose items, such as camper tops, small boats, etc., shall not be left in the storage area without being secured. Such items shall not be tied to or leaned against the security fence. All tarps must be firmly secured. Non-recreational vehicle related materials or equipment shall not be stored in RV storage spaces. Storage of such materials may result in termination of RV parking/ storage space rental.

13. Those assigned a parking space in the RV lot will be issued a key to the lot. Possession and/or use of an RV area keys by other than those properly issued keys is prohibited.

14. The RV storage area gates are to be closed and securely locked when the area is not in use.
Section 12 - VEHICLE AND PARKING RULES

Note: Approved by PPHOA Board on August 7, 2013, effective August 21, 2013.

General Parking Rules

1. No parking is allowed on either side of Park Place streets, which are all designated fire lanes.
2. No parking is allowed that blocks access to other unit owners’ driveways.
3. Residents or guests may park in open “guest” parking spaces during the day.
4. Neither residents or guests may park in guest parking spaces overnight, except in rented and designated “Permit Parking” spaces, or by displaying a temporary paid “Resident” hangtag, or as guests displaying a “Guest” hangtag (as explained below).
5. No vehicle shall be parked in a parking space marked with a Permit Parking sign, except vehicles designated by the resident who is the renter of the Permit Parking space.
6. No part of a parked vehicle shall extend beyond the concrete apron of the unit’s driveway.
7. No junk or inoperable vehicles, or vehicles not currently registered shall be parked in Permit Parking spaces, guest parking spaces, or carports.

Resident Reserved Permit Parking – General

1. No more than half of guest parking spaces in any guest parking lot shall be designated by the HOA as Permit Parking spaces.
2. A monthly fee, payable in advance, shall be charged for Permit Parking. The amount of the fee shall be established by the Board. All residents reserving Permit Parking spaces shall be charged the same fee.
3. The PPHOA office manager shall assign Permit Parking spaces. No Permit Parking shall be assigned in front of the Clubhouse or next to the Basketball Court/Picnic Area.
4. All Permit Parking rentals expire 12 months from the date of issue. Residents who wish to continue renting a Permit Parking space must reapply and re-qualify annually.
5. No Permit Parking shall be assigned to any resident if any assessment for the resident’s unit is delinquent by 60 days or more. Permit Parking rentals shall be revoked for any resident whose assessments become delinquent by 60 days or more.
6. No Permit Parking shall be assigned to any resident if the owner of the resident’s unit is in violation of the PPHOA regulations regarding unit occupancy. Any Permit Parking assigned shall be revoked if the unit owner violates PPHOA occupancy regulations.
7. Trailers, RV vehicles, and boats will not be granted Permit Parking spaces.
Resident Reserved Permit Parking – Requirements

1. Any resident applying to rent a Permit Parking space must own, lease, or be the designated user (such as a company car) of three vehicles.

2. Any resident applying to rent two Permit Parking spaces must own/lease four vehicles. Any request to rent a second Permit Parking space must be approved by the Board. If the demand for parking permits for residents with three vehicles exceeds the number of reserved spaces designated by the Board, residents with two Permit Parking spaces shall be required to surrender one of the Permit Parking spaces.

3. Applying residents must be parking two vehicles in their unit’s garage and/or carport on an ongoing basis. Applying residents whose units have a driveway long and/or wide enough for third vehicle are required to use that driveway for their third vehicle.

4. The applying resident must submit written evidence to the PPHOA office manager that each of the vehicles for which permits are sought is currently registered in the name of a Park Place resident, or registered to a company whose vehicle is assigned to a resident of the unit.

5. Residents with Permit Parking spaces may rotate parking of their owned/leased vehicles in their reserved space. All vehicles belonging to units that rotate cars must display a Park Place sticker inside the lower left driver’s side corner of the windshield of each car in the unit.

6. Permit Parking spaces will be marked by the use of Permit Parking signs and by displaying a Park Place sticker in the lower left driver’s side corner of the windshield, or by displaying a short-term “Resident” hangtag.

Resident Short-term Parking

1. Residents may apply for a short-term “Resident” hangtag for a period not to exceed 30 days if there is an immediate, obvious, and temporary need. Such hangtags shall include the expiration date annotated by the office manager.

2. The monthly fee for a resident short-term parking hangtag shall be the same as the monthly fee for a resident Permit Parking rental.

3. After 30 days, a resident still needing short-term parking must either a) apply and qualify for a Permit Parking permit, or b) apply to the Board for another short-term parking tag for a term not to exceed another 30 days.

4. Short-term “Resident” parking tags must be displayed at all times by hanging from the rear-view mirror with the unit number and dated side of the hangtag visible through the windshield.

5. Residents who have been issued short-term parking tags may park in any empty guest parking space not designated as a Permit Parking space.
Short-term Guest Parking

1. Guests may park in any empty guest parking space not designated as a Permit Parking space.

2. Guests parking overnight must display a “Guest” hangtag that is clearly marked with the unit number the guest is visiting. Guest hangtags must be displayed at all times by hanging from the rear-view mirror with the unit number facing outwards and visible through the windshield. Guest hangtags without a unit number are void.

3. Guest hangtags are issued to residents for use by their designated guests and should be retained by each unit for guest use. When needed, residents may obtain replacement Guest hangtags from the HOA office during normal office hours.

4. There is no fee for short-term guest parking tags for non-resident guests for up to 30 days.

5. For guest parking of over 30 days, the resident should apply for a Permit Parking space. The fee for extended guest Permit Parking shall be the same as the rate for a resident Permit Parking rental.

6. The maximum amount of time for short-term guest parking hanging tags shall be 90 days within any 12-month period for any and all guests of the applicable unit.

Enforcement and Penalties

Note: These changes were approved by PPHOA Board of Directors January 10, 2012. Distributed and effective January 25, 2012.

1. All residents shall provide vehicle information to the PPHOA office.

2. Owners/residents whose vehicles are parked in violation of the PPHOA parking rules may be subject to the penalties below; owners/residents are responsible for the vehicles of their families and guests.

   a. When a violation occurs, a warning may be issued by HOA management or staff.

   b. Subsequent violations may result in penalties including, but not limited to, warnings and/or fines. Refusal to comply with parking regulations after receiving prior notice and/or penalties may result in the offending vehicle being towed at the owner’s expense with no further notice.

   c. All costs related to towing and storage of any towed vehicle shall be the responsibility of the owner.

   d. Vehicles may be towed with PPHOA Board awareness and the approval of the HOA President or Vice President.

   e. Members may report parking violations to the HOA office.

3. The PPHOA shall bear no responsibility for any damages incurred to or losses from the vehicle during towing and storage.
CERTIFICATION

I, the undersigned, do hereby certify: (1) that I am the duly elected President of the Park Place Homeowner’s Association, Inc., a Utah Corporation, and (2) that the foregoing Rules and Regulations constitute the Rules and Regulations of said Corporation, as duly adopted at a meeting of the Board of Directors thereof.

Date Approved:  _7 August, 2013_

Signed

[Signature]

Vickie S. Eastman
President
Park Place Homeowner's Association

Date distributed to Members and effective:  _21 August, 2013_