

PARKING AND TRAFFIC

Section 6

1. Throughout the development the roadway speed limit is **10 MPH OR LESS** for the safety of all RiverWalk unit owners or residents, their children and guests.
2. Unit owners and residents are to park all vehicles in their garages at all times. Additional cars must be parked off site due to limited open parking spaces on RiverWalk property. The Board of Directors or the management company may grant short – term parking permission to unit owners having more than two vehicles.
3. Parking of a visitor's vehicle on the approach to the unit's garage is **PROHIBITED**. Visitor vehicles parked for more than 72 hours in a common element parking space must display a RiverWalk visitor parking permit on the dash of the vehicle; and the unit owner or resident must immediately advise the management company of the presence of this vehicle, the vehicle's make and model, the vehicle's license plate number, and the identity of the vehicle's driver. The management company will determine whether any additional parking beyond the initial 72 hour period shall be allowed, however, any parking permission granted under the provision shall not exceed a total of 14 days, during which extended period the applicable vehicle must be parked on the north end of the property in a lined visitor parking space. At the discretion of the Board of Directors, a special visitor parking permit can be issued for a prolonged visit.

Individuals who frequently stay overnight at a unit for periods over 72 hours shall be considered a member of the unit owner's or resident's household and not a visitor. Any vehicles which those individuals bring with them are subject to the requirement that unit owners or residents are to park all vehicles in their garages at all times. In case of any question as to the visitor status of such individuals, the management company or the Board of Directors shall have the authority to make that determination.

Each unit owner or resident will be provided a visitor parking permit.

4. Parking on, or along, the Toldt Parkway roadway is **PROHIBITED**. This includes in front of a garage.
5. Unit owner, resident, or guest, vehicles blocking access to or exit from another unit, or the approach to another unit is **PROHIBITED**.
6. Parking or storing any of the following vehicles in a common area parking space is **PROHIBITED**: mobile home, camper/camper trailer, semi-trailer/cab, boat/boat trailer, snowmobile, ATV, service-related vehicle, truck weighing more than 2,600 pounds, motorcycle, moped, or motorized bicycle. A visitor's motorcycle, moped, or motorized bicycle may be parked in such a space during day-light hours only.
7. A licensed vehicle of the type stated in Item 6, above, may be parked in a garage provided it is not forcing a vehicle normally parked in the garage to be parked outside.

8. Junked, inoperative or unlicensed vehicles are PROHIBITED in the common element parking areas or unit owner garages. Upon request, a copy of the vehicles registration and license plate information must be provided to the Board of Directors or the management company.
9. At both ends of each condominium building, except at the south end of Building 2, there is an area where the roadway ends, approximately in front of the entryways to the two units abutting the roadway at that point. These areas are designated with an "A" on the diagram on page 10. Since these areas are in front of the main entries to the abutting units, the areas are the logical parking location for service, contractor, delivery and other maintenance vehicles having business with the abutting units or with a nearby portion of the condominium property. These areas are also important access routes for police, fire, ambulance and other emergency vehicles.

Because of the limited visitor parking spaces available on the condominium property and in an effort to make as many as possible of those visitor spaces available to the other units, the units abutting such areas have been allowed to utilize the area for visitor parking when the area is otherwise available. Any abutting unit owner or visitor parking in such areas is subject to all existing common element parking regulations, including the requirement that the owners park their vehicles in the garage. Such areas are not the garage approaches for the abutting unit, and those unit owners have the same restrictions regarding parking on approaches as other owners. However, because of the physical location of the involved approaches, an abutting unit owner may utilize the area for the short-time parking of a vehicle when the owner returns to the unit with that vehicle and intends to promptly leave again with the vehicle.

The area where the Toldt Parkway roadway ends at the southwestern end of the condominium property is part of the roadway and parking is prohibited in that area. (This area is designated with a "B" on the diagram on page 10.) The area presently is posted with a "Dead End" sign and a "No Parking" sign.

10. The Board of Directors, or management company, may grant a case-by-case exception of the parking and traffic rules and regulations at its discretion.