

COLONIAL WOODS HOMEOWNERS' ASSOCIATION, INC.

GUEST PARKING AMENDMENT

WHEREAS, the Board of Directors of Colonial Woods Homeowners Association, Inc. (the "Association") has the power under Section 6.07 of the of the Association's By-Laws to: "adopt such reasonable rules and regulations as it deems advisable from time to time for the maintenance, conservation and beautification of the Property, and for the health, comfort, safety and general welfare of the Unit Owners and occupants of the Property."

WHEREAS it is the fiduciary duty of the Board of Directors to preserve, protect, and enhance the common areas of the condominium.

WHEREAS it is the intent of the Board of Directors to maintain the long-term health of the Association by adequately funding the Association's reserve funds and by promoting prompt payment of monthly assessments and a fair process by which to settle grievances.

BE IT THEREFORE RESOLVED that the following rules and regulations are hereby amended:

The following regulation is amended to include a special guest parking consideration and the reporting of unauthorized vehicle parking. The original regulation was adopted October 16, 2012.

9. Areas designated as "guest parking" are to be used by invited guests of residents only. Unit Owners and/or tenants shall not park in the "guest parking" areas at any time.

Following to be included ...

- a. Long Term Guest Parking (defined as more than 3 days):

If, for any reason, an Owner has a guest who leaves their vehicles on Colonial Woods property for more than 3 days, the Owner must notify the Association prior to such vehicle being left, by requesting authorization from the Board. The Owner must submit a Colonial Woods Guest Parking Request Form which can be obtained from the Vanata portal or by contacting the current property management company. The Owner must complete the form, providing all the information that is requested, and return it to the management company for review by the Board. The Form must be received in a timely manner prior to start date of parking.

Unit Owners are ultimately responsible for ensuring all guests comply with the Association's Declaration, By-Laws, and Rules and Regulations as found in the Governing Documents.

Long term guest parking is only allowed in the Southwest Guest Parking lot. Colonial Woods is NOT responsible for any loss or damage which might be sustained to any guest vehicle while on our premises. Vehicles parked here are done so at Vehicle Owner's own risk. Vehicles are subject to tow if parked on the street or in any lot other than the Southwest Guest Parking lot.

b. Owners who wish to report a vehicle they suspect may not belong (i.e. a vehicle that has not been moved in a few days), should notify the Property Management Company with a description of the vehicle (make, model and color), the license plate number and a photo.

BE IT FUTHER RESOLVED that a copy of this amendment shall be sent to all homeowners at their last known addresses. Please keep a copy for your own records along with other governing documents.

The Board of Directors adopted this amendment on November 1, 2021, with the policy to take effect on January 1, 2022.

President: Richard J Glojek

Secretary: Joanne Stone