**FOREST RIDGE CONDOMINIUM ASSOCIATION, INC.**

**CLIFFSIDE DRIVE, MANCHESTER, CT**

**PARKING PROCEDURE/TOWING**

USE OF CARPORTS AND PARKING LOTS

All unit owners who possess a trailer, boat or other recreational vehicle shall park it in the Recreational Vehicle Area (RVA), provided that it is registered with the management company. Registration is required so that owners may be notified of vandalism or dangerous situations which may arise. Any guest of a unit who possesses a trailer, boat or recreational vehicle shall park it in the RVA.

No commercial vehicle of a size large than a panel truck may be parked on any part of the property, except those vehicles temporarily on the property for the purposes of servicing the property itself or one of the units.

1. Unregistered vehicles may be stored in the carport for a period no longer than two weeks. No

 outside storage of unregistered vehicles will be permitted.

2. Each unit owner is entitled to one carport space and one outside parking space. Visitor spaces are

 provided as space permits in the different areas of the complex. Owners owning more than one car

 are urged to keep one car in the carport at all times. Unit owners owning more than two cars *must*

 *park* the third or additional car in the RVA, any unmarked spaces or unmarked spaces near the pool

 and tennis area.

3. Unit owners *must ensure* that their guests, day or overnight, do not use another unit’s parking space.

4. **Vehicles Subject to Towing**: Violation of the policies whereby a vehicle is parked in a "no

 parking" area or any other area NOT designated for parking (see below) may get a warning

 sticker placed on the vehicle. If the vehicle is not moved by the date on the warning, the car will

 be towed at owner’s expense.

5. Carports may be used for the purpose of incidental repairs to autos. Substantial repairs are not to

 be conducted on the premises.

6. No storage may be kept in the carport except in the Owner’s assigned storage bin.

PARKING DURING SNOW STORMS

Whenever plows are in the area, cooperate with the crew to facilitate snow removal. Residents with one or more cars should keep one car in the carport at all times. Other autos should be relocated to facilitate snow plowing until the parking areas are cleared.

**Designated Parking Areas:**

a. Carport

b. Designated (numbered, visitor or unmarked) parking area designated

c. Tennis/pool parking areas

d. Recreational Vehicle Area

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