

## **Mill River Property Owners' Association**

### **POLICY RESOLUTION NUMBER 003**

#### **Related to Street Parking within the Community**

**WHEREAS**, Section 10.04 Parking (under Article X) of the Declaration of Master Covenants, Conditions, Restrictions and Reservations of Easements for Mill River Property Owners Association ("CC&Rs") appoints the Board of Directors ("Board") all duties and authority necessary for the management of the affairs and provides that the Board may take all actions and decisions, excluding matters that the law or governing documents prohibit the Board from doing.

**WHEREAS**, Section 10.04 Parking of the CC&Rs states:

"No Dwelling Unit or Commercial Unit Owner or tenant/guest thereof shall be allowed to store any boat, unused vehicle, golf cart, camper, R.V., trailer or the like anywhere on the Property, except within a garage or behind a sight obscuring fence, for more than 48 hours. Exposed, unlicensed and unused vehicles shall not be permitted as per the City of Coeur d' Alene ordinances."

**WHEREAS**, the Board wishes to clarify Section 10.04 of the CC&Rs to include limits to parking on the street within the community road system.

**WHEREAS**, the Board has determined that it is in the best interests of the Association and its members to restrict street parking for guests, tenants and owners on our very narrow streets so as not to impede visibility for pedestrians and vehicles, including emergency and service vehicles, compromise driveway access, or be visually unappealing to the neighborhood when vehicles remain routinely parked on streets for extended periods of time.

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby prohibits guests, tenants, or owners from parking on the Mill River streets **at any time or portion**

**thereof**, without prior written approval from the Board, for more than **two consecutive days**. All residents and guests are required to park on their property if the time is expected to exceed two consecutive days. This excludes known contractors that are providing a service. If the vehicle is not removed after notice, the vehicle may be towed at the owner's expense. Only operating and regularly used passenger vehicles may be parked on resident's driveway long term. Any violation of this resolution shall be considered as a violation of the Association's parking policy as stated in the CC&Rs.

Approved in an open Board Meeting October 13, 2023 of the Mill River Board of Directors.