

VILLAS at MONTGOMERY PLACE

Covenant Parking Policy

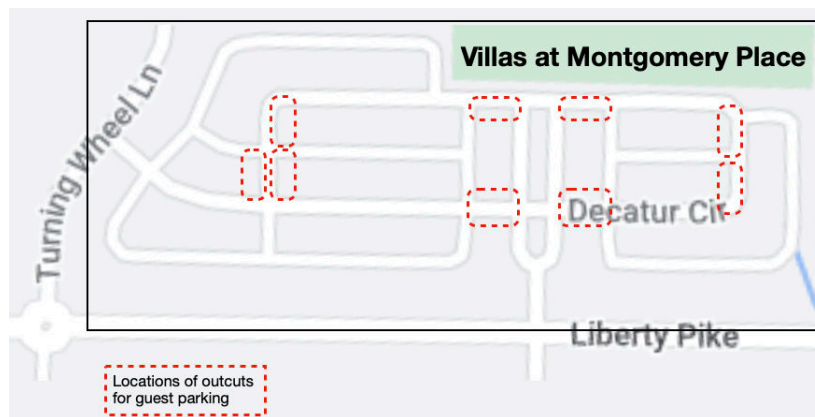
Pursuant to Article X, Section 3 of the The Declaration of Covenants, Conditions and Restrictions (CCRs) of the Villas at Montgomery Place [the “Association”] hereby establishes a formal policy for the enforcement of the Declaration and any Rules and Regulations.

The Association and its designated agents are responsible for conducting periodic reviews of the Association neighborhood to ensure all properties are in compliance with the Declaration and the Rules and Regulations. Owners may also report any violation to the Association’s Board.

Pursuant to Article XIII, Section 2 of The Declaration of Covenants, Conditions and Restrictions (CCRs) of the Villas at Montgomery Place [the “Association”]; each residence must have at least a two-car garage, attached to the residence. Vehicles shall be parked only in the garages or in the driveways serving the Units or in appropriate spaces or designated areas in which parking may on may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. No more than two (2) vehicles may be parked in any driveway. **No parking shall be permitted on any street**, except temporarily for social gatherings or other functions held in a Unit as may be approved by the Board. Commercial vehicles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall be parked for a period of up to 48 hours to accommodate or allow owners time to find other storage or parking space, other than the Montgomery Place community. (Note: driveways that can accommodate more than 2 vehicles are permitted to exceed the 2 vehicle limit stated above as long as no part of any vehicle encroaches into any alley).

Parking in the Cutouts

On Decatur Circle adjacent to 1905 & 1915, 1906 & 1916, 1921 and 1922 Montgomery Way; as well as 1318 & 1414, 1510 and 1611 Decatur Circle; are areas of the Association’s Common Space that are cutout to accommodate off-street parking. These off-street parking areas (“cutouts”) are designed to be out of the right of way of the driving lanes.



Cutouts in Montgomery Place are designed and designated for short-term guest parking only. No overnight parking shall be permitted without written permission from the Association’s Board of Directors. The Board has the authority to approve and disapprove any and all parking requests in the best interest of the Association.

Violations and fines shall be assessed pursuant to the Covenant Violation and Fine Assessment Policy.

Approved by the Villas at Montgomery Place Homeowner’s Association Board of Directors.

Rule 2024-02 Covenant Parking Policy - Revision Log

Original statement - March 7, 2024

Cutouts in Montgomery Place are designed and designated for guest parking and short-term use only. No overnight parking shall be permitted without written permission from the Association's Board of Directors. The Board has the authority to approve and disapprove any and all parking requests in the best interest of the Association.

Revised clarification (Rev. 1) - April 13, 2026

Cutouts in Montgomery Place are designed and designated for **short-term** guest parking only. No overnight parking shall be permitted without written permission from the Association's Board of Directors. The Board has the authority to approve and disapprove any and all parking requests in the best interest of the Association.