



Sylvan Heights Condominiums

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**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ASSOCIATION OF UNIT OWNERS OF
SYLVAN HEIGHTS CONDOMINIUMS
REGARDING PARKING AND VEHICLE STORAGE**

WHEREAS, the bylaws provide that all unit owners and all persons using the Condominium property shall be subject to the bylaws and to all rules and regulations that are promulgated thereunder.

WHEREAS, the bylaws provide that the Board of Directors shall have all the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties which by law or the declaration or the bylaws may not be delegated to the Board of Directors by the owners.

WHEREAS, the bylaws provide that, except with the consent of the Board of Directors of the Association or Manager, no trailer, truck, camper, motorcycle, boat or boat trailer or other recreational vehicle, or vehicle in a state of disrepair shall be parked in any portion of the Condominium property, except in areas designated for such purpose by the Board of Directors.

WHEREAS, the Board of Directors has the authority to adopt and modify rules and regulations governing the conduct of persons and the operation of the units and the common elements.

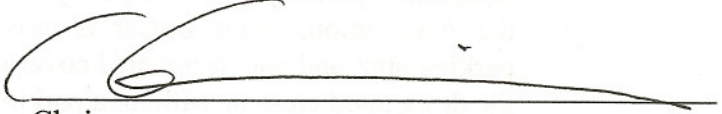
NOW THEREFORE, BE IT RESOLVED,

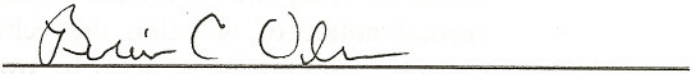
The following rules have been adopted by the Board of Directors:

1. **PARKING:** Parking in the Sylvan Heights Condominium ("Condominium") property is limited to covered parking areas and designated parking spots, with a Sylvan Heights parking sticker issued by the Association. Each owner is provided one undesignated uncovered parking spot and one designated covered parking spot. Parking outside of the designated areas or without a parking sticker will result in ticketing. If the parking violation is not remedied in 10 business days a second violation ticket will be issued. After five business days of receiving the second notice of violation the vehicle may be towed at the owner's expense. Storage of vehicles by owners is prohibited and such vehicle may be towed at the owner's expense. Vehicles must remain in good repair and working order. Vehicles may not be worked on or re-built while on the property with the exception of cleaning and/or routine maintenance.

2. RECREATIONAL VEHICLES, TRAILERS, AND RELATED EQUIPMENT: Semi trucks, RVs, trailers, campers and similar types of vehicles and equipment are not permitted on the Condominium property at any time. All licensed vehicles such as snowmobiles, motorcycles, jet skis and ATV's are permitted in the carports as long as they have a current license, are under 15 total feet including the trailer and do not interfere with adjoining carports.
3. BOAT STORAGE SPACES: Boat storage spaces are available on the Condominium property on a first-come, first-served basis. Boats shall be limited to 25 feet in total length, including the boat trailer. Boat spaces are available at \$20 per month, however, the owner must sign a 6 month lease. Boats smaller than 15 feet are permitted to be stored in residents' assigned covered parking spot as an additional vehicle.
4. LONG TERM STORAGE OF VEHICLES: A vehicle is considered to be in long term storage if it has not been moved in 14 or more days. If a vehicle is declared to be in long term storage, the Board of Directors may require the owner to remove the vehicle from the Condominium property or rent a covered parking spot at \$20 per month, or be subject to towing at the owner's expense. Non-resident owners shall not park or store vehicles in Sylvan Heights for any purpose. Non-residents who park or store vehicles in Sylvan Heights will have their vehicles towed at the owner's expense.
5. TOWING: Any violation of this Resolution other than parking outside designated areas or without a parking sticker will result in immediate towing at the owner's expense without any notice. Parking outside designated areas or without a parking sticker is subject to ticketing and towing as provided in Rule 1 above.

IN WITNESS WHEREOF, the officers signing below hereby certify that the foregoing Resolution was adopted by the Board of Directors at a duly called meeting on April 18th, 2006.


Chairman


Secretary