

References:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNES AT KETTLE CREEK

II PROPERTY RIGHTS

2.1 Owners' Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Property and any Licensed Property which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

2.1.1 The right of the Association to promulgate, amend, repeal, re-enact and publish rules and regulations with which each Member shall strictly comply, including, but not limited to, the right of the Association to regulate and/or restrict vehicular parking and Improvements;

Subject: Directors of the Townes at Kettle Creek Homeowners Association, have voted in favor of an amendment to the following Guest Parking Pass policy:

Guest Parking Passes:

The Board of Directors acknowledge that residents periodically have visitors and guests.

Guest passes shall be obtained by residents for any guest intending to stay in the community for more than 24 hours and may be obtained from the Management office. No more than (2) passes will be issued at a time to a resident. Guest parking passes must be prominently displayed in the windshield for the entirety of their stay. Guest parking within the community is limited and will be on first come, first serve basis. This guest pass will state the dates for which the pass is valid, the descriptive information of the vehicle (make, model, etc), the expiration date of the pass (of no more than 7 days) and must be approved and signed by the Association Manager. Any guest visiting in excess of (7) days must park outside of the Community.

Reasons for changes:

1. The 24-hour and 7-day restrictions are open to interpretation to include consecutive verses accumulated hours and days. A no more than 7-day restriction requires:
 - a. Recording and tracking parked vehicles over a very long period of time requiring strict management which is not a Board or property manager responsibility.
 - b. May rely on community reports which do not always provide necessary information.
2. Increased visitor traffic is expected during holidays.
3. Approval and issuing physical parking permits have proved to be ineffective. Instead the association has implemented a community webpage that residents use to request approval and register unexpected and expect guest. A database is used to track registered guests and identify illegally parked vehicles.

Amended Policy:

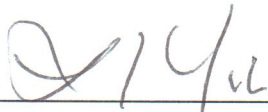
Guest Parking Registration, Permits and Passes

1. Guest Parking Registration. Link to a web page, used by resident to register their guests and request approvals, is available on The Townes at Kettle Creek Home page. Residents must register any guest who plans to or finds themselves repeatedly parking, inside the community, on multiple dates except during calendar holidays.
2. Annual Parking Permit. Annual parking permits can be given for friends and relative who plan to repeatedly park within our community.
3. Annual Parking Approval. Annual parking permit for repeat visitor parking must be approved by the Manager. Residents must first request approval and provide proof of a guest's current home address and owner vehicle identification. Proof must show:
 - Owner name
 - Owner current home address
 - Vehicle year, make, model and color
 - Vehicle license plate number

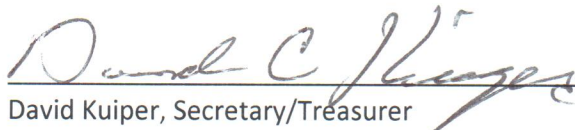
Complete annual parking request as shown on the Visitor Parking Guest Registration web page. Attach copy of the proof document.

4. Parking Passes. Association may elect to issue physical parking passes which must be clearly displayed inside a vehicle.
5. Expiration. Expiration dates will be displayed on the Visitor Parking Guest Registration web page.
6. Notifications. When possible, all notification will be sent via email.
7. Holidays. Registration is not required for guests during calendar holidays.
8. Towing. Guest vehicles not in compliance will be tagged and given 24 hours to either park outside the community or properly register.
9. Revocations and restrictions. Guest parking is a privilege which can be revoked for repeated community violations or unsafe vehicle operation. The Board may restrict the number of allowable guests due to limited number of parking spaces.

Adopted and executed this 29th day of September, 2020 after completion of community review.



Lou Yoo, President



David Kuiper, Secretary/Treasurer