

PARKING REGULATIONS

YANKEE RIDGE VILLAS TOWNHOME ASSOCIATION

PREAMBLE

The Declaration of Covenants, Conditions, Restrictions and Easements for Yankee Ridge Townhomes made and entered into on October 25, 2007, and which, “run with the Lots and shall be binding upon all parties acquiring right, title or interest in each Lot, or any part thereof” (ARTICLE II), provides in ARTICLE IV that, the “Association shall have as its purpose the promotion of the health, safety, recreation, welfare and enjoyment of the residents of the Townhome Property, including: (b) The promulgation, enactment, amendment and enforcement of rules and regulations relating to the use and enjoyment of the Common Area. The rules and regulations may permit or restrict use of the Common Areas by Members, their families, their guests, and/or by other persons ... “. As used above, “Common Area” includes the private roads located on the Townhome Property. Under the Articles of Incorporation of the Association dated November 21, 2007, the powers and duties of the Association are to be exercised by the Association’s Board of Directors (ARTICLE V, Powers). Further, the Bylaws of the Association provide in Article IV, Section 1. “The affairs of the Association will be managed by its Board of Directors.”

Given the above, it is within the authority and responsibility of the Association’s Board of Directors to promulgate and enact these parking regulations.

REGULATIONS

1. In order to make it possible for emergency vehicles to have full, complete and safe access to the private roads located on the Townhome Property, on-street parking shall be limited to the following areas:

- The west side of 39th Street;
- The east side of Palmilla;
- The east side of 38th Street;
- The south side of Pablo ONLY between 40th and 39th Streets;
- The south side of Cabo; and
- The south side of Chileno.

2. On-street parking is not allowed within 5 feet from any corner or from any driveway.

3. On-street parking is not allowed within 10 feet from either side of a fire hydrant.

4. Parking is ONLY allowed on concrete or asphalt; it is NOT ALLOWED on grass or rock.

5. Any vehicle parked on the private roads on the Townhome Property MUST BE licensed, insured, operable and free of leaking fluids. Further, with the exception of the vehicles listed in Paragraph 7 which are limited to being parked on the private roadways of the Townhome

Property for no more than 24 hours, no other motorized vehicle may be parked on the private roadways of the Townhome Property, including the parking offsets of Palmilla Lane and South 39th Street, for more than 48 hours.

6. Commercial vehicles shall not be allowed to park overnight on the private roads on the Townhome Property, including the parking offsets on Palmilla Lane and South 39th Street.
7. No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, aircraft, camper truck or any similar vehicle or chattel shall be maintained, stored or parked on any part of any Lot, other than in an enclosed structure, or on the private roadways on the Townhome Property for over 24 hours. No other motorized vehicle shall be parked on the private roadways on the townhome Property for over 48 hours
8. Vehicles parked in any driveway shall be parked in a way that does not block ANY part of a sidewalk.
9. No vehicle shall be parked on any part of the private roadways on the townhome Property, including the parking offsets on Palmilla Lane and South 39th Street during ANY City of Lincoln-declared snow emergency.
10. The Association does not provide designated handicapped parking. Members shall be responsible for the parking of any guests with disabilities in their driveways or garages.
11. Members shall be solely responsible for informing their guests, visitors and invitees of these Parking Regulations and shall take all due precaution that their invited non-members are parked in accordance with these Parking Regulations.

To enforce these regulations, the Association shall contract with Capitol Towing which shall monitor the Association and shall tow vehicles not in compliance at the vehicle owner's sole expense.

Dated this 17th day of September, 2019

Yankee Ridge Townhome Association Board of Directors