

**Three Pines Owners Association Board Resolution
Establishing Policies and Procedures for Parking in the
Community of Three Pines**

WHEREAS, “Declaration” is the Declaration of Covenants, Conditions and Restrictions for Three Pines, recorded in the official records of Deschutes County under recording number 2003-23947 and any subsequent amendments thereto;

WHEREAS “Bylaws” is the Initial Bylaws of Three Pines Owners Association, recorded in the official records of Deschutes County under recording number 2003-25272;

WHEREAS, “Plat” means collectively, the subdivision plats for Three Pines, P.U.D., PHASES 1,2,3 and 4, recorded in the official records of Deschutes County under recording number 2003-21120; Three Pines, P.U.D. Phase 5, recorded in the official records of Deschutes County under recording number 2005-43369; Three Pines, P.U.D., 6, recorded in the official records of Deschutes County under recording number 2004-38932; and Three Pines, P.U.D. , Phases 7, 8, 9 and 10, recorded in the official records of Deschutes County under recording number 2006-58226;

WHEREAS “Act” is the Oregon Planned Community Act, ORS 94.550-94.783;

WHEREAS “Association” is Three Pines Owners Association;

WHEREAS, the Section 7.28 of the Declaration **Parking, Prohibited Vehicles, and Lot Appearance** establishes rules for the parking of vehicles on the streets and Lots and the appearance of the Lots in the Three Pines Community;

WHEREAS, Section 8.5(c) of the Declaration and Section 4.7(l) of the Bylaws allow the Association to adopt Community Wide Standards and

Policies and Procedures to enforce compliance with the Association's Governing Documents ;

NOW, THEREFORE, IT IS RESOLVED, that the following Policies and Procedures be adopted for the enforcement of the provisions of CC&R 7.28:

Definitions:

1. "Street" means all parts of the private right-of-ways owned by the association whether paved, unpaved or landscaped as shown on the Plats.
2. "Commercial Vehicle" means any vehicle designed primarily for use in a commercial enterprise, or has business or advertising signage on its exterior.
3. "Recreational Vehicle" and "Motorhome" means any vehicle designed, constructed or reconstructed, for recreational purposes, or, for transportation and human habitation, or containing temporary or permanent sleeping and cooking facilities.
4. "Trailer" means any vehicle without motive power, designed to be pulled by another vehicle.
5. "Boat" means any powered or unpowered watercraft of any size, type or construction.

General Rules:

No parking in streets or driveways is permitted that :

1. Blocks access to a fire hydrant;
2. Blocks a sidewalk, path or trail;
3. Blocks access to common areas;
4. Blocks entry access to a driveway;
5. Blocks traffic lanes;
6. Blocks an intersection's vision lines.

Street Parking

CC&R 7.28 : "No parking on any street shall be allowed of any commercial or recreational vehicles including but not limited to horse trailer, travel trailer, commercial 18 wheel tractor, boat trailer, camper or incapacitated vehicle."

Board Policy and Rules:

Residents are responsible for compliance of their contractors, business invitees and guests with the General Rules regarding parking in the streets of Three Pines.

CC&R 7.28 “No vehicle may be parked in the street for more than 24 hours at a time. No stripped down, partially wrecked, inoperative or junk motor vehicle (or sizable part thereof), or other material, trash, garbage, refuse containers, or other unattractive materials shall be permitted on any Lot, Common Area, or the streets.”

Parking on Lots

CC&R 7.28 “Boats, trailers, buses, motor homes, commercial vehicles, flat bed pick-up trucks, recreational vehicles (including campers), disabled vehicles or other similar vehicles shall not be parked or stored on any Lot other than inside an enclosed garage, screened from view in a manner provided by the Architectural Review Committee, or on a temporary basis allowed in the Policies and Procedures which may be amended from time to time.”

Board Policy and Rules:

Parking of boats, trailers, buses, motor homes, commercial vehicles, flat bed pick-up trucks, recreational vehicles (including campers), disabled vehicles or other similar vehicles on the Lots in Three Pines is inconsistent with the aesthetics and the development concepts of the community. “Sprinter” vans, regardless of whether they are used as passenger vehicles, are “similar” to recreational vehicles, commercial vehicles or motorhomes. The policy of the Association is that “Sprinter “ vans and other vehicles that are too large to be stored within an enclosed garage are prohibited from being parked on a Lot except on a temporary basis as set forth herein. If such vehicles cannot be parked in a garage or screened from view in a manner approved by the Architectural Review Committee, they must be regularly stored outside of Three Pines..

Boats, trailers, motor homes and recreational vehicles owned by residents or guests may be temporarily parked on a residents Lot subject to the following:

1. Parking is allowed for no more than 48 hours for loading, unloading or cleaning.
2. Vehicles must be parked on the paved portion of the property only;
3. Vehicles must comply with the General Parking Rules;
4. Overnight occupancy of vehicles is not allowed in Three Pines.