

Article VI

Motor Vehicles

(Please Note: At this time, DHCA is not utilizing vehicle stickers or guest vehicle passes, as mentioned below.)

Section 6.1 – Compliance with Law. All persons will comply with Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the roads, drives, and Property.

Section 6.2 – Registration. All vehicles of employees, agents, Unit Owners and occupants regularly using the premises must be registered with the manager and all vehicles parking for more than 72 hours must display either a vehicle sticker or carry a guest pass. Construction and management vehicles not registered will be identified by a special pass card.

Section 6.3 – Registration Application. The manager will register vehicles on a special application form and shall issue parking stickers to such vehicles. The form will provide that registered vehicles parking in “no parking” areas, fire lanes, on the pavement or blocking access, or otherwise improperly parked may be towed at the owner’s expense.

Section 6.4 – Guest Pass. Vehicles parked on the property for more than 72 hours without a guest pass (or sticker) will be deemed trespassers and will be removed. Guest passes will be issued to Unit Owners requesting them. They will be registered in the name of the Unit Owner who, upon receipt of the passes, will assume responsibility for the actions and towing charges of vehicles displaying such passes, as a Common Expense assessment, which will be levied following Notice and Hearing.

Section 6.5 – Limitations on Use. Any vehicle must be registered in order to park permanently on the premises. A Unit Owner owning a garage must garage one of his or her vehicles overnight in his or her garage and not in an outside space. Parking areas shall be used for no other purpose than to park motor vehicles and loading or unloading.

Section 6.6 - Visitor Parking. Except where special arrangements are made, vehicles displaying guest passes are limited to three days' parking.

Section 6.7 - Speed Limit. The speed limit on the driveways is five (5) miles per hour.

Section 6.8 - Snowmobiles, Off-Road and Unlicensed or Immobile Vehicles. Snowmobiles, off road vehicles including trail bikes, jeeps and other four-wheel drive. Vehicles not used in maintenance are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the property. Except for motor assisted bicycles and wheel chairs as permitted by state law, all motor vehicles used or parked on the Property will be licensed and properly equipped and in operating condition for safe travel on the public highways of the state. Motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed on the Property.

Section 6.9 - No Parking Areas. Vehicles may not be parked in such manner as to block access to garages, carports, fire hydrants, sidewalks running perpendicular to drive, pedestrian crossing areas, designated fire lanes, or clear two-lane passage by vehicles on roads and drives. Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or occupant to whom the vehicle is registered. In addition, a \$25 per day fine may be levied against the person, Unit Owner or occupant to whom the vehicle is registered, following Notice and Hearing, for the period that the vehicle violates these rules, unless at such bearing good and valid reasons are given for such violation.

Section 6.10 - Limited Use of Trucks, Vans, Trailers and commercial vehicles. The following types of vehicles are prohibited in the parking areas or drives in excess of 8 hours except for temporary loading or unloading, following which the vehicle must be removed from the property for at least 16 hours; commercial vehicles carrying a sign advertising a business; trucks, vans and vehicles having a capacity of more than three q-quarter ton; trailers of any kind; recreational vehicles and boats; motorcycles; and vehicles with more than four single-tired wheels. Construction equipment used in the actual repair, construction, or maintenance of the Property will not be so restricted during such use.