

MURRAYHILL WOODS CONDOMINIUMS OWNERS' ASSOCIATION

BOARD RESOLUTION FOR VEHICLE PARKING LIMITATION

The following Resolution was adopted on 8/25/26, 2026, by a quorum of the Board of Directors ("Board") of the Murrayhill Woods Condominiums Owners' Association (the "Association") at a duly called meeting of the Board.

RECITALS

WHEREAS, the Board of Directors is responsible for managing the common areas, including parking facilities, in a manner that promotes safety, fairness, and the general welfare of the community; and

WHEREAS, the available parking spaces within the Murrayhill Woods condominium property are limited and must be allocated in a way that ensures reasonable access for all residents; and

WHEREAS, the Board has determined it necessary to establish clear limits on the number of vehicles that may be parked on the property by each unit in order to prevent overcrowding, maintain emergency access, and preserve the quality of life within the community;

NOW, THEREFORE, IT IS RESOLVED that the following Parking and Vehicle Limit Policy is hereby adopted:

1. Vehicle Limits per Unit

- a. **One-bedroom units** are permitted to park a **maximum of two (2) vehicles** on the condominium property.
- b. **Two-bedroom units** are permitted to park a **maximum of three (3) vehicles** on the condominium property.

2. Definition of "Vehicle"

For the purposes of this resolution, "vehicle" includes:

- Passenger cars
- Pickup trucks
- SUVs
- Motorcycles (two motorcycles = one vehicle space, if applicable)
- Vans

Commercial vehicles, oversized vehicles, trailers, boats, and recreational vehicles remain subject to existing restrictions in the governing documents and are prohibited from being parked within the community.

3. Parking Location Requirements

- a. Residents must park in designated resident parking areas, assigned carports as applicable.
- b. Open/Uncovered parking spaces are reserved exclusively for guests and **may not** be used by residents who exceed their unit's vehicle limit.
- c. Vehicles must display any required parking permits issued by the Association.
- d. **Excess vehicles** (vehicles beyond the unit's allowed limit) **may rent an available carport for \$40 per month**, subject to availability and the Association's carport rental agreement, or such vehicle(s) must be parked off-site.

4. Enforcement

- a. Vehicles parked in violation of this resolution will be subject to:
 - Written Notice and Violation
 - A first offense fine of \$100, and elevated fines thereafter as the Board of Directors deems necessary, and/or
 - Towing at the owner's expense after proper notice, consistent with state and local law
- b. Repeated violations may result in suspension of parking privileges as allowed by the governing documents.

5. Effective Date

This resolution shall take effect 30 calendar days after proper notice has been given to all owners, or 45 calendar days after the date this Resolution is adopted as shown below, whichever is sooner.

6. Authority

This resolution is adopted pursuant to the authority granted to the Board of Directors under the Declaration, Bylaws, and applicable state condominium law.

ADOPTED this August day of 25th, 2026 by the Board of Directors of the Murrayhill Woods Condominium Association.

Patty Wigham Chairperson

Jessie Sweeney Secretary