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Cross-Reference:

Village at Eagle Creek, Declaration of Horizontal Property Ownership, Instrument #870037867

VILLAGE AT EAGLE CREEK HOMEOWNERS ASSOCIATION, INC.

PARKING RULES AND REGULATIONS

for

VILLAGE AT EAGLE CREEK

Village at Eagle Creek Homeowners Association, Inc., by its Board of Directors, on this 24th
day of February, 20 18, and states as follows:

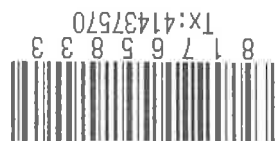
INTRODUCTION

The residential condominium community in Marion County, Indiana, commonly known as Village at Eagle Creek was established upon the recording of certain documents with the Office of the Recorder of Marion County, Indiana; and

The Village at Eagle Creek community is bound by property covenants, restrictions, and Bylaws found the Declaration of Horizontal Property Ownership for Village at Eagle Creek Horizontal Property Regime ("Declaration"), recorded in the Office of the Recorder of Marion County, Indiana, on April 8, 1987, as **Instrument #870037867**; and

The Declaration states that by taking a deed to any Dwelling Unit in the Village at Eagle Creek development, each Owner becomes a mandatory member of the Village at Eagle Creek Homeowners Association, Inc., an Indiana nonprofit corporation ("Association"); and

The Association was incorporated as provided in the Declaration as a non-profit corporation pursuant to Articles of Incorporation ("Articles") filed with, and approved by, the Indiana Secretary of State on April 1, 1987; and



4

48 The Declaration, Paragraph 13, states “The Board of Directors shall adopt rules and
49 regulations concerning the maintenance, repairs, use and enjoyment of the Common Areas and
50 Limited Areas as it deems appropriate, and may amend or modify the same from time to time as
51 it deems advisable, necessary or appropriate.”; and
52

53 The Bylaws, Section 6.04, says “The Board may promulgate such additional rules and
54 regulations regarding the operating of the Property, including but not limited to the use of the
55 Common Areas and Limited Areas, as it may deem necessary from time to time and such rules as
56 are adopted may be amended by a vote of a majority of the Board, and the Board shall cause
57 copies of such rules and regulations and all amendments thereto to be delivered or mailed
58 promptly to all Owners.”; and
59

60 The Board of Directors of the Association has determined that parking rules and
61 regulations are necessary to address the limited parking available in the Common Areas and
62 Limited Areas; and
63

64 **AS A RESULT**, the Board of Directors has adopted the following Parking Rules and
65 Regulations for Village at Eagle Creek. It is the intention of the Association that these Parking
66 Rules and Regulations replace any previous Parking Rules and Regulations that may have been
67 formerly used in Village at Eagle Creek. It is also the intention of the Board that these Parking
68 Rules and Regulations will go into effect as of January 1, 2018.
69

70 **[End of Introduction]**
71
72

73
74 **PARKING RULES AND REGULATIONS**
75 **for**
76 **VILLAGE AT EAGLE CREEK**
77

78
79 (Adopted _____, 20 ____)
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83

84 **1. Numbered Parking Spaces.** The numbered parking spaces in front of each building are to be used
85 ONLY by the space's Owner or the renter living in the designated Unit. If you've been given permission
86 to park in another Owner's designated numbered space, you must let us know immediately to avoid being
87 towed.
88

89 **2. Overflow Parking Spaces.** Overflow parking spaces (i.e. non-numbered spaces) are to be used for
90 visitor parking and for an Owner's or renter's second vehicle.
91

92 **3. Parking Stickers.** Beginning in 2018, the Association will issue each Owner or the designated renter
93 parking stickers that must be displayed in your vehicle window at all times. Each Unit will be limited to
94 two (2) parking stickers. These stickers will be used by the Security officers to verify vehicles are
95 properly parked in their designated spaces. To get your parking stickers, an Owner or renter must fill out
96 the attached vehicle information sheet.
97

98 **4. Multiple Vehicles.** Because parking space is very limited, each Unit may have only two (2)
99 designated parking spaces. If a Unit Owner or renter has more than two (2) vehicles, all vehicles over
100 two (2) must be parked off the Village at Eagle Creek property. If you must have more than two (2)
101 vehicles in the community, an Owner or renter may ask for a variance from this two (2) space limit and
102 explain why they need more than two (2) vehicles. The decision whether to allow any Owner or renter
103 more than two (2) vehicle parking spaces is strictly reserved in the Board of Directors.
104

105 **5. Guest Parking.** Guests and visitors may also park in the additional parking area in front of the
106 Clubhouse.
107

108 **6. Improper Parking in a Numbered Space.** If an Owner or assigned renter contacts Security and
109 complains that someone is improperly parking in their numbered space, Security will verify if a violation
110 exists. If Security verifies that a vehicle is improperly parked in a numbered space, that vehicle will be
111 subject to immediate towing at the vehicle Owner's expense.
112

113 **7. Storing Vehicles in an Overflow Space.** Because parking space is very limited, overflow parking
114 spaces (i.e. spaces not assigned to someone) are not to be used for storing vehicles. If Security sees a
115 vehicle parked in the same space for five (5) days without being moved, the vehicle will be issued a
116 warning sticker. If the vehicle has not been moved two (2) days after getting the warning sticker, and we
117 have not heard from the vehicle's Owner why the vehicle has not been moved, the vehicle will be towed.
118

119 **[End of Parking Rules and Regulations]**
120

