

MARRCREST HOMEOWNERS ASSOCIATION TRAFFIC AND PARKING POLICIES

1. TRAFFIC

- a) Roads within Marrcrest are private roads and subject to the traffic policies of the HOA.
- b) The speed limit in Marrcrest is 15 miles per hour.
- c) Drivers are to be mindful of the blind intersections and driveways throughout the community and take special care where children may be at play.
- d) The use of golf carts on Marrcrest roads is permitted.
- e) Roadways should be kept clear of bicycles, scooters, children's motorized vehicles, hoverboards, etc., when not in use.

2. HOA PARKING

- a) HOA parking areas are designated throughout Marrcrest and marked as such. These areas are primarily for the use of visitors.
- b) Owners and tenants are required to park their vehicles in the owner's garage, carport or driveway. Owners and tenants may use HOA parking for their vehicles only if all of the space in the owner's garage, carport, and driveway (if any) is occupied by other owner or tenant vehicles. Owners may not use HOA parking to park vehicles which are displaced by storage or other use of the owner's garage, carport or driveway.
- c) Long-term parking in HOA parking areas is not permitted. Cars parked in HOA parking must be moved at least once in a 72-hour period.

3. STREET PARKING

- a) Street parking is permitted within Marrcrest with the exception of the townhome area on Marrcrest West, which does not have sufficient roadway space to accommodate parking, two-way traffic, and emergency vehicle access. Every effort shall be made by owners, tenants, visitors, and service provider vehicles parking on permitted roadways to stagger vehicles

in such a way as to allow unrestricted two-way traffic and emergency vehicle access.

- b) Vehicles may not be parked in a manner which impedes access to fire hydrants, driveways, mail delivery, walkways, etc.
- c) Owners hosting a special event for which substantial visitor street parking will be necessary, shall notify the Board Secretary who in turn shall notify all Marrcrest residents, for their general information. Parking shall be as designated in this policy to provide normal access for residents and emergency vehicles
- d) No overnight street parking of any vehicles is allowed.

4. PROHIBITED VEHICLES

- a) Campers, motorhomes, boats, trailers and other recreational vehicles may be parked in an owner's driveway for a period of up to five (5) days for loading and unloading purposes. Long-term parking of such vehicles, whether on the owner's property or on the street, is not permitted.
- b) Vehicles operated or parked within Marrcrest must have a valid state license plate with a current registration sticker for the state in which the vehicle is registered.
- c) Vehicles parked within Marrcrest must be in drivable condition.
- d) Vehicles with flat tires, cracked windows, excessive rust, etc. must be covered, if parked in the owner's driveway or carport, or housed in a garage.

5. SPECIAL CONDITIONS

- a) The townhome area is unique and therefore subject to special traffic and parking conditions and restrictions. Residents of the townhomes are expected to govern themselves in the most "good neighbor" manner and courteous way
- b) The area in front of the townhome garages is not a driveway, but is part of the Marrcrest roadway system. It is not a parking area. It is expected that

townhome garages will be used for parking vehicles to the fullest extent possible.

6. OTHER

- a) As with all Marrcrest policies, owners are responsible for making their tenants, guests, and service providers aware of the traffic and parking policies, as well as the location of HOA parking.
- b) Marrcrest is responsible for the maintenance and repair of Marrcrest roadways and parking. Homeowners are responsible for maintenance and repair of the owner's driveway and any private parking areas.

This document has been edited for clarity. No material changes have been made to the original policy dated 11/29/2019 (as revised by the 2022 Marrcrest HOA Policies). The edited version was approved by the Marrcrest HOA Board of Directors on 02/01/2022.