

Owners Association of Murphy Farms, Inc.

PARKING POLICY FOR MURPHY FARMS

WHEREAS, the Board of Directors (the "Board") of Owners Association of Murphy Farms, Inc. (the "Association") finds there is a need to establish rule and regulations for the enforcement of the parking of vehicles within Murphy Farms pursuant to the covenants and restrictions of the Declaration of Covenants, Conditions and Restrictions of Murphy Farms (the "Declaration").

NOW, THEREFORE, IT IS RESOLVED that the following rules and regulations are established for the enforcement of the parking of vehicles within Murphy Farms and the same are to be hereby known as the "Parking Policy" of the Association:

1. Section 4.3 of Article 4 of the Declaration provides, in part, as follows:

The Association, acting through its board, is granted the right to adopt, amend, repeal, and enforce reasonable rules, and penalties for infractions thereof, regarding the occupancy, use, disposition, maintenance, appearance, and enjoyment of the Property, including but not limited to the following: (1) use of common area; (2) hazardous, illegal, or annoying materials or activities on the Property; (3) use of Property-wide services provided through the Association; (4) use, maintenance, and appearance of exteriors of dwellings and lots; (5) landscaping and maintenance of yards; (6) occupancy and leasing of dwellings; (7) animals and pets; (8) vehicles; (9) signs; (10) disposition of trash and control of vermin, termites, and pests; (11) anything that interferes with maintenance of the Property, operation of the Association, administration of the Documents or the bylaws, or the quality of life for residents.

2. Section 4.16 of Article 4 of the Declaration states that all vehicles on the Property, whether owned or operated by the residents or their families and guests, are subject to this Section and Rules adopted by the board. The board may adopt, amend, and repeal rules regulating the types, sizes, numbers, conditions, uses, appearances, and location of vehicles on the Property. The Association may effect the removal of any vehicle in violation of this Section or the Rules without liability to the owner or operator of the vehicle.

3. The Board has determined that the keeping, storing and maintaining of certain vehicles and automobiles within Murphy Farms constitutes an annoyance or nuisance to other Lot Owners and a Violation of Section 4.16 of Article 4 of the Declaration. Accordingly, the Board has resolved as follows with respect to the parking, storing or maintaining of vehicles on Lots and within the community of Murphy Farms:

- a. Parking Rule #1. Each homeowner must park his or her vehicle(s) in either his or her own garage or driveway. Upon the written request by a homeowner, stating the reasons for the request, the Board may give permission to a homeowner to use the parking lot by the amenity center as an additional parking area.

- b. Parking Rule #2. Parking on the streets is governed and permitted within the bounds of the City of Murphy's ordinances.

- c. Parking Rule #3. Boats, trailers, campers, RV's, unused or inoperable vehicles, or any other item that the Association deems unsightly or inappropriate must be parked or stored in the Owner's garage or stored in the Owner's backyard and must not be visible from the street or any other lot and not extended above the fence. "Inoperable Vehicles" shall be defined as any vehicle with an expired inspection sticker, an expired license tag, flat tire(s), or a vehicle parked in the common area parking lot or driveway and not used for a period longer than 14

consecutive calendar days.

d. Parking Rule #4. The parking lot by the amenity center is for parking use by homeowners and their guest in conjunction with activities at the amenity center and/or the pool area. The parking lot may not be used for any non-parking organized activities of any nature without permission from the Board.

e. Parking Rule #5. Vehicles used for commercial enterprises cannot be parked in the common area parking lots. Vehicles used for commercial enterprises must be either parked in the Owner's garage or stored in the Owner's backyard and must not be visible from the street or any other lot and not extended above the fence.

f. Parking Rule #6. The common area parking lot cannot be used for temporary storage by guests of homeowners for travel trailers or motor homes during visits.

g. Parking Rule #7. Vehicles parked on the street must be parked in the direction of the traffic.

4. Right to Tow. Any vehicle or item parked or stored in Murphy Farms in violation of Article 4.16 of the Declaration or this Parking Policy may be towed by the Association at the expense of the Property owner and/or the vehicle owner. Specifically, pursuant to Article 6, Section 6.4.3 of the Declaration, any costs incurred by the Association in bringing an owner or his lot into compliance with the Declaration shall become an individual assessment against the lot and its owner. Such assessment, if not paid, will be collected pursuant to Article 7 of the Declaration.

5. Fines. In addition to the above, the Board may impose against the Lot and its Owner a fine in the amount of \$50.00 per day for violations of this Parking Policy, in accordance with the Covenant Enforcement and Fining Policy of Murphy Farms.

6. Definitions. The definitions contained in the Declaration are hereby incorporated herein by reference.

IT IS FURTHER RESOLVED that this Parking Policy is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was duly adopted by the Board of Directors at meeting of same on June 23, 2005, and has not been modified, rescinded or revoked.

DATE: July 7, 2005 /s/ Bruce Curran
Secretary