

KINGS CROSSING – PARKING POLICY

The Board of Directors, in order to clarify and better identify the types of behaviors that constitute violations of the Covenants, Bylaws, or any rules or regulations of the Association regarding parking in the community, creates this policy:

Article VII, Section 3 of the Covenants provides as follows:

Any boat or boat trailers, camping trailer, recreational vehicle, utility trailer and/or similar equipment used for the personal enjoyment of a resident of a Lot shall at all times be neatly stored and positioned so as to be inconspicuous or shall be within a covered and screened area and such placement is subject to Architecture Review Committee approval. The Architecture Review Committee may ask that such equipment be removed at any time it is deemed to be a nuisance by the Board or the Architecture Review Committee. A Special Individual Assessment will be imposed all cost or expenses incurred by the Association and or the Architecture Review Committee in connection with any violation of this Section.

- **This Section shall apply to any and all trailers of any kind and to any and all recreational vehicles of any kind, including those used on land, water, or otherwise.**
- **All of the above must be stored such that they are not visible, are difficult to observe, and/or do not attract attention by their manner of storage.**
- **HOA Board may grant permission for temporary loading/unloading or repair/maintenance of RV/Camper/Boat if request is made in advance and approved by HOA Board. Duration and location to be determined by HOA Board.**

Article VII, Section 7 of the Covenants provides as follows:

Each Owner subject to these restrictions shall provide space for the off-street parking of automobiles prior to the occupancy of any building or structure constructed on a Lot in accordance with reasonable standards established by the Architecture Review Committee. Vehicles shall not be parked in any front or side yard except in areas designated as a driveway or parking area. Vehicles in disrepair shall not be stored within the Subdivision. No passenger vehicles without current registration and license tags will be allowed in the Subdivision or on any Owner's Lot. Vehicles being repaired out of doors must have work completed within twenty-four (24) hours. Visiting guests only may use paved streets for temporary parking of their vehicles. No commercial vehicles in excess of 10,500 pounds gross vehicle weight may be stored or housed in the Subdivision at any time.

Street parking shall be for temporary parking only and is prohibited as a long-term parking solution. The Board or its designee shall have the specific right to impose Special Individual Assessments for extended on-street parking. Special consideration may be granted by the Board for extenuating circumstances.

- **“Vehicles in disrepair” shall include any vehicle that cannot be operated on a public highway.**
- **Only guests may park in the street at any time not to exceed 12hrs. Owners shall not park in the street unless to move cars around, actively working on the driveway or to allow maintenance on the house and for that duration of time needed to complete such action. When one home owner uses their car to visit another, the visiting homeowner would be deemed as a guest during that time; not to exceed 12 hours.**
- **Guests may park in the street temporarily for up to twelve (12) hours. Any guests that will be visiting for more than twelve (12) hours must obtain a special parking permit from the management company in advance and during business hours.**

Owners/Occupants should make all efforts to reduce on street parking. You are responsible for actions of your guests and contractors, and to ensure their vehicles are properly parked with passenger side to the curb and facing the direction of traffic. At no time should owner/occupants of residence be parked in the street when space is available in their driveway and extended driveway. Owners should be aware of their guests parking during large gatherings and holidays to ensure that it does not cause improper parking. The speed limit is posted at 25MPH and all drivers should adhere to that.

*****The Board of Directors is given specific authority in the Covenants and Bylaws to impose fines, in the Board's discretion, as Special Individual Assessments for any violation of the parking rules, including for failure to properly store boats, trailers, or recreational vehicles or for on-street parking.**

President

Date

Adopted January 11, 2021

Pursuant to S.C. Code § 27-30-130(D) the recording of any rules, regulations, bylaws, and any amendments to rules or regulations is not subject to the requirements of witnesses and acknowledgments required under S.C. Code § 30-5-30.