

THUNDER MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION
PARKING RULES AND REGULATIONS

ADOPTED: October 27, 2018

EFFECTIVE DATE: NOVEMBER 1, 2018

Pursuant to Section 3(B) of the Amended and Restated All Inclusive Declaration of Covenants, Conditions and Restrictions Thunder Mountain Ranch (the "CC&Rs"), the following rules and regulations applicable to parking in Thunder Mountain Ranch are hereby adopted. In the event of a conflict between a provision of these rules and regulations and a provision of the CC&Rs, the provision of the CC&Rs shall prevail. Nothing contained in these rules and regulations shall be deemed to limit the applicability of the provisions of the CC&Rs. Pursuant to Section 3(B) of the CC&Rs, the Board may from time to time in its sole discretion amend, repeal, or augment these rules and regulations as it deems appropriate, subject, of course, to the terms of the CC&Rs and applicable law. It is the responsibility of each Member to obtain and adhere to the requirements of the most recent copy of these rules and regulations. The Board retains the right to grant variances from these rules and regulations as determined appropriate in its sole discretion. The waiver by the Association of, or the failure of the Association to take action with respect to any breach of any term, provision, covenant or condition of these rules and regulations or the CC&Rs shall not be deemed to be a waiver of such term, provision, covenant or condition or any subsequent breach of the same or any other term, provision, covenant or condition contained in said documents. No past lack of enforcement of any of the items covered by these rules and regulations or the CC&Rs shall be deemed a waiver of the Association's right to enforce these rules and regulations or the underlying CC&Rs from and after the effective date hereof.

1. The parking of any vehicle in a driveway or on a roadway for a period of more than two (2) consecutive days on a regular basis without the movement of such vehicle from such driveway or roadway for significant periods of time during such two-day period shall be a violation of the "temporary vehicle parking" restriction set forth in Section 7(Q) of the CC&Rs. Any parking of a vehicle that does not constitute "temporary vehicle parking" shall constitute "long term parking" of such vehicle.
2. The garage on any Lot must be used solely for the parking of vehicles. Subject to the following rules and regulations, except for the temporary vehicle parking of their vehicles in the driveway of their Lot, the residents of a residence on a Lot must park the number of their vehicles inside their garages up to the number of parking stalls within the garage. If the residents of a residence on a Lot have one or more vehicles than the maximum number of parking stalls in the garage, the residents may park a maximum of one car in the driveway on a long term parking basis. The Board may require that such residents provide confirmation of the use of the garage stalls for parking as a condition to the additional vehicle being permitted to be parked on the driveway.

3. Notwithstanding the provisions of Section 2 of these rules and regulations, when a new resident moves into a residence and is using the garage of such residence for storage while moving in and unpacking their personal property, such new resident may park their vehicles in the driveway on the Lot on a long term parking basis for no more than ninety (90) consecutive days from the date of move in. Such permitted parking on the driveway shall end on any earlier date that the garage stalls become available for parking. The new resident may apply to the Board for an extension of such ninety (90) consecutive day period.
4. Unless otherwise approved by the Board in writing, no guests or invitees of residents may park in the driveway of the resident's Lot for longer than two (2) consecutive weeks.
5. There shall be no long term parking of vehicles by residents, guests or invitees on TMR roads.
6. Unless otherwise approved by the Board in writing, no resident with a recreational vehicle may park their recreational vehicle in the driveway of their Lot for longer than forty-eight (48) consecutive hours and then only for the purposes of loading and/or unloading the vehicle.
7. Any guests of a resident that are visiting the resident that wish to park their recreational vehicle in the driveway of the resident's Lot must notify the Board of their arrival date. Unless otherwise approved by the Board in writing, the guest may park their recreational vehicle in the driveway for no more than forty-eight (48) consecutive hours.