

**DARLINGTON RIDGE CONDOMINIUM ASSOCIATION, INC.**  
**(The "Association")**  
**ADMINISTRATIVE RESOLUTION NO. 36B**  
**REGARDING PARKING**

**WHEREAS**, Section 5.11 of the By-Laws states: "The Board shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and may due or cause to be done all such other lawful acts and things as are required by law, by the Master Deed, by the By-Laws or otherwise directed or required to be done or exercised by members of the Association or owners of units, or by others; and

**WHEREAS**, Section 5.11(p) of the By-Laws empowers the Board, "To make and enforce compliance, by the levying of fines or otherwise, with such Rules and Regulations relative to the facilities, and to amend the same from time to time as the Board shall deem necessary or appropriate, which Rules and Regulations when approved by appropriate Resolutions shall be binding on the owner, guest and occupants of units, their successors in title and assigns. A copy of such Rules and Regulations and copies of any amendments thereof shall be delivered or mailed to each unit owner promptly upon the adoption thereof or posted in a conspicuous place in the community building"; and

**WHEREAS**, Article 5:11 of the By-Laws empowers the Board, "To assign and designate certain parking spaces for the use of individual units and to reassign and re-designate such parking as the Board deems necessary in its sole discretion. To adopt Rules and Regulations governing the use of all parking spaces, including the type, size and classification of vehicles permitted to use any space as well as the total number of vehicles which may be parked on the common elements on a permanent basis per unit"; and

**WHEREAS**, Article 4:01 of the By-Laws directs, "Each Member shall comply strictly with these By-Laws and with the Rules and Regulations adopted pursuant thereto ... and;

**WHEREAS**, there is adequate parking for excessive vehicles including more vehicles than licensed drivers within a unit, and commercial and/or oversized vehicles in the overflow lots located within the Association and not adjacent to living quarters; and

**WHEREAS**, the Board of Trustees has determined a need to regulate the parking of excessive vehicles and commercial/oversized vehicles in lots adjacent to living units, to ensure minimum adequate parking for each resident.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

Administrative Resolution No. 36B regarding parking be hereby amended to provide that:

1. All unit owner/resident vehicles shall be registered with the Association, including but not limited to commercial vehicles. Proper documentation regarding ownership and address shall be asked to be presented to management for inspection. This shall include vehicle registration and/or insurance card.
2. No vehicle shall remain on the condominium property unless it has current registration tags and plates and a current Motor Vehicle inspection sticker. No junk or derelict vehicle shall be parked on the condominium property at any time.
3. Unit owners/residents must park in their designated driveway or numbered parking space before utilizing an unnumbered guest space.
4. Storage of vehicles is prohibited. The Association does not offer vehicle storage of any kind. No vehicle may be parked for longer than 72 hours in an unnumbered guest parking space. Unmarked parking spaces are available on a first come basis and are not to be used for vehicle storage.
5. No unit owner/resident shall park on the site more than one (1) vehicle per licensed driver residing in the unit. Parking areas may be made available for additional underutilized vehicles. Accommodations for additional vehicles must be requested in writing and approved by the Board of Trustees. Any vehicle not utilized within five days is subject to violation unless the Management office is timely notified of a special situation. i.e., vacation, illness, etc.
6. All commercial and oversized vehicles more than 18 feet must be registered with the Management office and parked in designated commercial parking spaces located to the left of the Clubhouse. Commercial and vehicles more than 18 feet are not permitted to park in any other area within the community. Commercial vehicles are defined pursuant to Master Deed Paragraph 5.16. Which includes but is not limited to commercial vehicles, pick-up trucks, vans, trucks, tractor trailers, wagons, or oversized vehicles having commercial license plates or used for commercial purposes, vehicles with signage, ladders or other tools and implements attached thereto.
7. All unit owners/residents must park on the street that matches their home address or where their designated parking space is located. If there are no available spaces, the next available unnumbered guest space may be used for no longer than 24 hours.

- a. Unit owners/residents and visitors with state or local governments ADA placard and/or a license plate, may park in specially designated handicapped parking spaces or in an unreserved parking space.
  - b. Any unit owner and/or tenant seeking a temporary permit to park on a street not adjacent to their homes or assigned, may be granted a temporary 30 - day permit by submitting a doctor's note explaining their special needs and obtaining approval by the board. This temporary permit may be extended one time at the discretion of the board for an additional 30 days upon receipt of an updated doctor's note explaining the special needs.
  - c. Any unit owner and/or tenant seeking to relocate their assigned parking space for such accommodation to which requires restriping/renumbering, shall pay the association the full cost in advance of any assigned designated of a parking space. If the accommodations are no longer needed the cost to revert the space shall be the Unit owner's full responsibility.
8. All vehicles shall be parked wholly within the parking spaces marked on the delineated spaces so as not to obstruct or reduce the adjacent spaces for other vehicles or in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into or out of the parking areas. Any vehicle more than 18 feet shall be parked in the designated commercial vehicle parking areas as applicable. No vehicles shall be parked over a grass area or walkway/sidewalk at any time.
9. There shall be no parking in a fire lane. Any vehicle parked in a fire lane is subject immediate towing at the vehicle owner's risk and expense.
10. Vehicle repairs of any kind, except for minor adjustments, are prohibited. Changing of vehicles oil is prohibited on the condominium property.
11. The Mahwah Police Department may be called to ticket and/or tow a vehicle that is parked in a fire lane or blocking a fire hydrant and/or parked in a numbered parking space.
12. Any vehicle, the owner of which cannot be identified and/or located, shall be deemed an abandoned vehicle and is subject to be ticked or towed.
13. Unit owners/Residents away during snow season must remove their vehicles from the property and/or contact the management office for alternate parking locations to ensure proper snow removal. Motorcycles are to be removed from the property during winter months.
14. Unit Owners shall be responsible for the conduct of their tenants, guest, and contractors.

15. Failure to comply with this Resolution as set forth will be in violation of the Association documents. Any violation under this Resolution shall carry with it a penalty assessment as follows:

Warning-no fine

First violation                      \$ 50.00 fine

Second violation                    \$100.00 fine

Third violation/  
subsequent violations                \$200.00 fines

**DARLINGTON RIDGE CONDOMINIUM ASSOCIATION, INC.**

Resolution Type: Administrative No. 36B

Pertaining to: Parking

Duly adopted at a meeting of the Board of Trustees of Darlington Ridge Condominium Association, Inc.

<u>Officer</u>	<u>Vote:</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
	<u>Yes</u>			

<u>Janis B. Schwartz</u> Janis Schwartz, President	X			
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<u>Carrie Longson</u> Carrie Longson, Vice-President	X			
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<u>George Westcott</u> George Westcott, Treasurer	X			
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<u>Linda Dominick</u> Linda Dominick, Secretary	X			
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<u>Deb Conway</u> Deb Conway, Trustee				
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<u>Jamie England</u> Jamie England, Trustee	X			
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<u>Robin Ginsberg</u> Robin Ginsberg, Trustee				
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Attest:

Linda Dominick  
Linda Dominick, Secretary

2-11-21  
Date

	<u>Book No.</u>	<u>Page No.</u>
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective: \_\_\_\_\_

Resolution Expires: \_\_\_\_\_