

Brookfield Estates Homeowners Association

Policy Resolution #1: Traffic and Parking

WHEREAS, Article VII, Section 7.01 Membership: For the purpose of ownership and maintenance of the Common Elements and all common community services of every kind of nature required or desired within the Planned Community for the general use and benefit of all Lot Owners, each and every Owner, in accepting a deed or contract for a Lot in the Planned Community, agrees to and shall be subject to the obligations and duly enacted Bylaws and Rules and Regulations of the Association.

WHEREAS, Article IV, Section 4.1 of the Brookfield Estate Homeowners Association. The Association shall maintain and keep in good repair the Common Elements as required by the terms hereof.

(e) The driveway parallel to Swinderman Road shall remain a private drive in the ownership of the Association for the benefit of all Owners whereby the Association shall provide snow removal, maintenance, repair, and replacement charged as an expense to all Owners in the Planned Community.


WHEREAS, Article VII, Section 7.3 Powers of the Association: The Association shall have the following powers: (a) To adopt and amend Bylaws and Rules and Regulations.

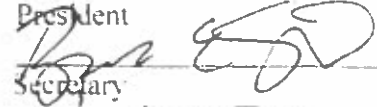
WHEREAS, The Board of Directors wishes to expand upon the Declarations and Rules and Regulations.


THEREFORE, BE IT RESOLVED that the following procedures shall be followed regarding the Regulations of Traffic and Parking:

1. Only vehicles which display current licenses and that are registered as private passenger vehicles, as determined by the state, may be parked in the driveways.
2. Except in connection with construction activities, trucks (with logos), work trucks, work vans, trailers and other large vehicles may be parked on a lot only if in garages.
3. On street parking will NOT be allowed on any of the community's roads: Brookfield Estates Drive or the Private Road, which is parallel to Swinderman Road.
4. The following Pull-Off Parking Pads have been provided for Guests and Contractors ONLY. The parking period cannot exceed more than 48 hours and unauthorized vehicles, or any vehicles parked for a period exceeding 48 hours will be towed at the owner's expense. Residents are to be using their driveways and garages and NOT these pull-off areas to park their vehicles.
 - a. Pull-Off by the Entrance Sign on Brookfield Estate Drive. (No Parking will be permitted by the Cluster Mail Boxes)
 - b. Pull-Off between 135 and 137 Brookfield Estates Drive
 - c. Parking Pad at the end of Private Swinderman Road (Parallel to Swinderman Road)
5. No commercially equipped and/or marked vehicles are permitted on the premises except for temporary loading and unloading when work is being performed.
6. Campers, recreational vehicles, and boats may be parked in a driveway for a period not exceeding forty-eight (48) hours in any one (1) calendar month period, for the purposes of cleaning, loading, or unloading.
7. No vehicles of any kind not utilized daily shall be "stored" in the driveways.
8. No autos shall be stored under protective coverings in the driveways.
9. No vehicle which is undrivable, due to damage or mechanical failure, or which is not bearing a valid registration plate or current inspection sticker, shall be kept upon any portion of a Lot.
10. Vehicle repairs and storage of vehicles are permitted on a Lot only if in garages.

Adopted this 9th day of July 2020



President


Secretary


Treasurer

