

### **3.0 PARKING AND TRAFFIC PROCEDURES AND RESTRICTIONS**

The following is a description of the basic traffic and parking procedures at Quail Run. The only way the residents of Quail Run can obtain enjoyment in the community is for every Unit Owner to respect the rights of other Unit Owners. While Quail Run Condominium Trust is private property, the traffic laws of Massachusetts still apply and must be observed.

#### **3.1 Speed limit**

**The speed limit is 15 mph on all roadways at Quail Run. Speed bumps have been installed on the main road to discourage speeding. There are a number of small children and handicapped people in our community. PLEASE DO NOT SPEED. Do not pass vehicles on Quail Run roadways.**

#### **3.2 Parking Procedures**

Every unit at Quail Run has **two** deeded parking spaces: an assigned carport or an attached garage and the driveway just outside the carport or garage. While the Trust discourages Unit Owners from having more than two cars, if your unit has an attached garage, a third car may be parked in the driveway, as long as it does not protrude into the street. In addition, eight extra parking spaces at the circle below Vine Brook Way, are available for rent from the Trust. The current monthly rental fee is \$15.00. Overnight usage of other guest spaces throughout the complex is now offered for the same monthly fee. Should paid visitor space usage become excessive, the Trustees will have to increase the monthly rental for visitor spaces accordingly. Unit Owners may contact the Management Company about renting one of these spaces.

In addition, each cluster has parking spaces for guests and repair and maintenance contractors hired by Unit Owners. **Unit Owners are not allowed to park their vehicles in the guest parking areas, except during snow plowing or other short term events.** Guest parking is permitted in those spaces overnight, but is limited to two weeks. If a Unit Owner has a guest staying longer than two weeks, the Unit Owner should contact the Management Company to rent one of the additional parking spaces owned by the Trust. Cars parked in visitors parking areas longer than two weeks will be ticketed and the Unit Owner will be fined. Unit owners are responsible for the actions of their guests.

No unregistered, uninsured or inoperable vehicles are allowed on the property. Storage of vehicles is not permitted.

There may be times (holidays, Unit Owner parties, etc.) when Unit Owners need additional parking. The parking area at the pool area may be used at those times, but the two-week limit to guest parking applies.

Vehicles may not be parked on the main road or around cluster roads unless there is an

emergency and, even then, only for the shortest time possible. Unit owners and contractors may park in front of their units for a short time, not to exceed 30 minutes for the purposes of loading or unloading. Kendalls Mill and Michaels Green owners whose basement entrances back up to the main roadway need to be aware of the potential hazards of loading or unloading from the main road. The practice is discouraged but will be permitted if it can be done safely and quickly.

Please avoid parking on the circles during trash pickup. Cars parked around the cluster circles when trash is being picked up have forced heavy trucks to drive on the grass, causing damage to the irrigation system, plantings, and lawn. **Parking is never allowed on the grass areas.** Unit Owners who park on the grass will be responsible for the cost of repairing any damage they cause. Unit Owners are responsible for the actions of their guests and repair and maintenance contractors. Unit Owners should make their guests and service people aware of the parking and traffic regulations.

### **3.3 Washing Vehicles**

The washing, cleaning, or repairing (except emergency repairs) of automobiles or any other vehicles is not permitted in the guest parking spaces or Common Areas. At units with attached garages, the driveways may be used for washing vehicles. A space at the pool, designated for washing of vehicles, is available to those Unit Owners who do not have an attached garage. A hose is set up at the pool area for Unit Owners' convenience. The area shall be left in a clean and neat condition by those who use it. **Only biodegradable cleaners are to be used in Quail Run.**

### **3.4 Other Vehicle Prohibitions and Rules**

Quail Run Condominium Trust does not allow trucks, commercial vehicles, trailers, campers, boats or other large recreational vehicles to be parked in a carport, garage, any parking space or Common Area without prior written consent of the Board of Trustees. No owner, resident, or over-night guest is allowed to park any commercial vehicle without the prior written consent of the Board of Trustees. In cases of emergency, commercial vehicles may be parked within the condominium property with approval of the Property Manager or the Board Chairperson.

### **3.5 Non-Resident Commercial Vehicles**

The roadways of Quail Run Condominiums are not easy for large commercial vehicles to navigate. Unit owners are responsible for damages caused by large commercial vehicles entering Quail Run on their behalf. See Appendix 16 for restrictions.