

**UNIT OWNERS ASSOCIATION  
OF  
PHEASANT RIDGE CONDOMINIUM ASSOCIATION**

**POLICY RESOLUTION NO. 2020 - 1**

**PARKING & TOWING**

**WHEREAS**, Article III Section 2 of the Bylaws provides the Board of Directors of the Unit Owners of Pheasant Ridge Condominium Association (the "Association") with all of the powers and duties necessary for the administration of the Association's affairs and provides that the Board performs all responsibilities and exercising all rights of the Association as set forth in the Declaration of Pheasant Ridge Condominium (hereinafter referred to as "Declaration"), the Bylaws, and as provided by law; and

**WHEREAS**, Article III, Section 2(f) of the Bylaws assigns to the Board the authority to adopt rules and regulations to facilitate the administration and management of the Condominium and its Common Elements; and

**WHEREAS**, Article XI, Section 5 of the Bylaws provides for the assignment of parking spaces within the Common Elements; and

**WHEREAS**, the Board deems it reasonable and prudent and in the interests of the Members to establish a policy for enforcing the rights, privileges and regulations regarding parking in the Common Element spaces;

**NOW THEREFORE BE IT RESOLVED THAT** subject to the requirements of Article XI, Section 5, the following policy is adopted:

1. The Board of Directors shall assign individual parking spaces and issue tags for owners and visitors. The Board shall publish the procedure for securing assigned spaces and tags.
2. In the event that a vehicle is parked in a Common Element space and does not display a tag properly, and if the vehicle is not registered with the Association, the Association may tow the vehicle from the property.
3. Any and all costs associated with the towing of a vehicle shall be the responsibility of the vehicle's owner.

**WHEREFORE**, the foregoing Resolution is hereby adopted by the Board of Directors.

**UNIT OWNERS ASSOCIATION  
OF  
PHEASANT RIDGE CONDOMINIUM**

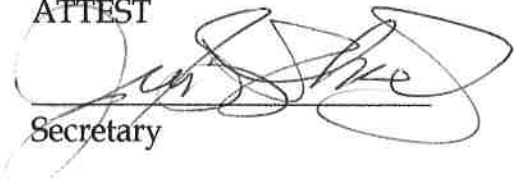
**RESOLUTION ACTION RECORD**

Duly adopted at a meeting of the Board of Directors held on November 10, 2020.

Motion by: Wendland Seconded by: Sink

VOTE:	YES	NO	ABSTAIN	ABSENT
<u>J. Wendland</u> President	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>T. Sink</u> Vice President	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>J. Ward</u> Treasurer	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>B. Buss</u> At large	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>D. Kepner</u> At large	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>J. Shand</u> At large	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>J. Tice</u> At large	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>

ATTEST

  
Secretary

11/14/2020  
Date

Resolution Effective: 12/14, 2020.