

## **RYAN'S RIDGE CONDOMINIUM ASSOCIATION PARKING & TOWING POLICY**

1. Each household is permitted two permanent parking tags and two guest tags. All vehicles parked on the property must have a parking permit. A completed census form for both owners and renters is required to obtain parking permits.
2. Parking is not permitted in another resident's numbered parking space. This will constitute immediate towing without warning.
3. The Association will permit owners to contact the towing company if their assigned parking space is being used by an unauthorized vehicle.
4. Vehicles may be towed for any of the following:
  - Failure to display valid inspection sticker or current registration tags;
  - Failure to maintain vehicles in road ready condition;
  - Vehicles that have fallen into disrepair which includes vehicles inoperable due to an accident;
  - Abandoned vehicles;
  - Parking a motor vehicle on the grass or other common areas of the property;
  - Abuse of guest parking;
  - Any homeowner who may be delinquent;
  - Vehicles illegally parked in reserved spaces;
  - Any vehicle parked that blocks another vehicle or prevents ingress or egress from or to another parking space or street.
5. Mobile homes, recreational vehicles, unlicensed off road all-terrain vehicles, and commercially registered vehicles larger than a pick-up truck or having more than four (4) wheels are prohibited from parking in Ryan's Ridge.
6. All contractors must be registered with the Management office and must have a temporary parking tag on their vehicle. That parking tag would be valid only for the time period that the work is being completed and between the hours of 8am and 5pm.
7. Motorcycles must be parked in a parking space. Mini bikes, mopeds or any electric or motorized vehicle will not be allowed in common areas (sidewalks, lawns, or patios).

8. No resident of Ryan's Ridge may drive on Ryan's Ridge property without a valid license, vehicle registration and insured vehicle that complies with NJ State Vehicle Codes.
9. Vehicles shall be parked only in designated areas provided for that purpose between the white lines. Vehicles must not block parking spaces. Parking is permitted around the islands and on Michael Avenue by permit only through your Management Company.
10. The cost to replace a lost parking permit shall be \$100.00. Residents and/or their tenants using a parking permit that was reported lost or deemed invalid shall be fined and the permit confiscated.
11. No motor vehicle repairs of any kind except for the repair of a flat tire shall take place on any portion of the property. All flat tire repairs must be completed within 24 hours or the vehicle is subject to ticketing and/or towing.
12. No petroleum products are to be disposed of on property or in any sewer system within the property.
13. Under no circumstances may a vehicle be left on blocks or jacks. This is a violation of New Jersey State Statute Title 39 and the Association Rules and Regulations. The vehicle may be ticketed by the local Police Department and fines/penalties may be levied against the Unit Owner by the Association.
14. Anyone parking in the Ryan's Ridge Community must have a parking tag or a temporary parking tag.
15. Parking permits and privileges can be rescinded/revoked by the Board when any of the following occur:
  - Permit is obtained under false pretenses;
  - Upon expiration of a lease agreement;
  - A unit owner is delinquent;
  - Repeated covenant and regulation violations.