

Linden Tree Parking Policy

WHEREAS, the Association is governed by provisions of the Illinois General Not for Profit Corporation Act, the Illinois Common Interest Community Association Act, and the Association's Declaration and By-Laws; and

WHEREAS, the Association's Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (hereafter "Declaration") provides that the direction and administration of the Property and the affairs of the Association shall be vested in the Board of Directors ("Board"); and

WHEREAS, pursuant to Section 3.7(a) of the Declaration, the Board has authority to adopt rules and regulations governing the use, maintenance, and administration of the Common Areas, Common Area Improvements, Buildings, and Dwelling Units for the health, comfort, safety, and general welfare of the Owners and occupants thereof; and

NOW THEREFORE, in furtherance of the foregoing, the Board does hereby adopt the following Rules regarding parking.

Our HOA has adopted the following rules to help maximize parking availability, provide safe and convenient access to all units, promote orderly traffic flow and assure the continued aesthetic beauty of our street and community. The rules apply to all Owners and their families, tenants and guests. You are encouraged to ask your neighbors to follow the rules.

- 1.0 Parking is prohibited on the entire south side of the street.
- 2.0 There is a NO OVERNIGHT PARKING BAN (2-6am) on the lane. Overnight parking for the homeowners' is in the home's garage. If circumstances require a Homeowner to park on the lane,

they may do so for up to seven (7) days each year and must display their parking permit handtag (see par. 4.0 below).

3.0 Any Homeowner requiring additional permanent parking for their occupants (more than 2 spaces) may contact Ken Walter for further information to lease a space at Glenview Ice Rink, if available.

a.) Parking spaces are leased on a monthly basis.

4.0 Each household will be issued (2) guest (*) parking permit hangtags for their overnight guest parking.

a.) Guests may park on the lane for a maximum of 7 consecutive days, not to exceed thirty (30) days each year.

b.) The tag must be visibly suspended from the rearview mirror to prevent being ticketed.

*The use of the term guest has needed to be defined in order to keep this privilege from being abused. Any vehicle that is observed to be using the guest pass for more than 30 days in a calendar year is no longer considered a guest but rather a part-time resident and subject to enforcement of the policy.

5.0 There is NO PARKING on the access roads that connect the lane to the back alleys. Any vehicle parked or unattended in such a manner as to prevent the ingress and /or egress of emergency vehicles (e.g., fire, EMS) or service vehicles (e.g., refuse trucks, mail delivery) is a violation. These vehicles are subject to immediate ticketing or towing without warning. Call the sheriff's department at (847) 458-1000 for violations.

6.0 There is a No Parking Zone located near the front entrance at the curve in the lane. Signage is posted designating this restricted area.

7.0 Excess, overflow parking, such as during a homeowner event where visitor parking becomes an issue, The HOA advises that parking arrangements be made by utilizing Glenview Ice Center lots across the street, if available. Accommodations for your extra visitor parking is recommended – be courteous to your fellow neighbors.

8.0 Restricted parking is necessary during snowfall to allow for the plows to clear the lane. In the event of a 2” or more snowfall, there is to be NO PARKING on the lane. Please reference the signage posted on the lane.

The rules will be strictly enforced. If the rules are violated by any occupant or guest of the Homeowner, the Owner will be responsible for corrective action, fines and any damage pursuant to towing. It is the resident's responsibility to inform his/her guests of the parking rules of the association.

A three strikes policy is being implemented. The three strikes refer to a First Warning (written), a Fine assessment, and finally towing.

1. Written Warning: A written letter will be sent to the Homeowner of a vehicle cited for violation of the parking policy and/or a sticker may be affixed to the vehicle that is in violation of the parking policy.
2. Fines: If a vehicle remains in violation after 48 hours of the written warning, or a repeat of the same violation within 30 days, a fine of \$50/day may be assessed for each day the vehicle is parked in violation of the parking policy. The procedure for assessment of fines shall be as follows:

* The Association, acting through a Board member, will give the Owner written notice of the fine not later than 30 days after the assessment of the fine by the board.

* The notice of the fine will describe the violation and state the amount of the fine.

* The notice of the fine will state that the Owner may, no later than 30 days after the date of the notice, request a hearing before the Board to contest the fine.

* The notice will be sent by certified mail, return receipt requested, pursuant to state law.

* Fines are due immediately after the expiration of the 30 day period for requesting a hearing or if a hearing is requested, the fine will be due immediately after the Board's decision at such hearing, assuming that a fine is confirmed by the Board.

3. Towing: Failure to pay fines will result in a Final Warning Letter to the Homeowner stating that their vehicle is in violation and can be towed. Also, vehicles parked in violation of the emergency access roads may be ticketed/ towed without warning to the vehicle's owner or operator. All tows will be at the risk and expense of the vehicle owner.

Effective: July 1, 2018

Reviewed: June 14, 2018