

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 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. 3.0 below). Vehicles that do not display the parking permit handtag may be towed.

3.0 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 days.
- b.) The tag must be visibly suspended from the rearview mirror to prevent being ticketed.
- c.) Written Warning: A Notice will be sent to the Homeowner of a vehicle cited for violation of the long term parking policy and/or a sticker may be affixed to the vehicle that is in violation of the parking policy.

*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.

4.0 There is NO PARKING on the access roads that connect the lane to the back alleys or in the alleys themselves. The access roads and alleys are posted Fire Lanes. 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.

5.0 There are No Parking Zones located near the front entrance and at the curve in the lane. Signage is posted designating this restricted area. Vehicles parked in violation of this rule may be towed.

6.0 Excess, overflow parking, such as during a homeowner event where visitor parking becomes an issue. Accommodations for your extra visitor parking is recommended – be courteous to your fellow neighbors.

7.0 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. Vehicles parked in violation between December 1 and March 15th may be towed.

8.0 Towing: Vehicles parked in violation of these rules may be towed without warning to the vehicle's owner or operator. All tows will be at the risk and expense of the vehicle owner.

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.

Effective: July 1, 2019

Reviewed: June 25, 2019