

RULES & REGULATIONS

The Villas of Berkshire Hills Homeowners Association, acting through its Board of Directors, has adopted the following Rules and Regulations since the associations formation in 1995: These are in addition to the rules found in the By-Laws.

These rules are set up to help protect our property values and to improve the neighborhood.

Parking Rules:

- 1) Resident / owner parking is allowed only in the garage and driveway of the Dwelling unit. All other parking is reserved for guests. No parking is allowed on the street.
- 2) Any abandoned vehicle will be towed at its owner's expense, without prior notice.
- 3) Unless otherwise authorized by the Association, the parking areas may not be used for any purpose other than parking automobiles. No buses, trucks, (except pick-up trucks) trailers, boats or recreational or commercial vehicles shall be parked in the parking areas or in driveway. All vehicles must have current license plates and be in operating condition. No vehicles shall be parked anywhere within the Property with a "FOR SALE" sign attached. No automobile repairs or oil changes are to be made on any of the parking areas.
- 4) All resident/owner vehicles must be registered with the Association.
- 5) Any person who violates the parking regulations shall be subject to a fine imposed by the Association:

The first violation will be \$25.00

The second violation will be \$100.00

The third violation ... **will result in towing without notice**

Homeowners are not to park in the visitor parking, or on any streets located on the Property. Extended visitors must park in the homeowners driveway. Homeowner may not exceed the number of vehicles that can be parked in the garage / driveway spaces. Vehicles will automatically be towed if they do not have a current license plate, abandoned, or non-working.

Homeowners for the purpose of parking are considered as follows:

- Owner of said property
- Spouse or child of said homeowners
- Relative living on said property or staying for extended period of time
- Live-in Partner
- Renter of any kind of said property
- Person stay / visiting daily and or nightly on a continual basis

Visitors are allowed in visitor parking lot if:

- They are not parked in a space longer than 48 hours
- Visit on occasional durations during the week or weekends

6) All Occupants shall observe and abide by all parking and traffic regulations as posted by the Board of Directors. Vehicles parked in violation of any such regulations may be towed away at the Owner's sole risk and expense. All automobiles operated on the property shall maintain a speed of 10 miles per hour or less. Any person who violates this provision shall be subject to a fines imposed by the Association not to exceed \$50.00.