

Old Cahaba Residential Association Violation Enforcement Towing Policy

The Board of Directors (BOD) of the Old Cahaba Residential Association, Inc. approve the following Violation Enforcement Towing Policy:

III. BOATS, TRAILERS, AND MOTOR HOMES

Section 3.6 of the Old Cahaba Residential Association (OCRA) protective covenants states:

No automobiles or other vehicles will be stored on any Parcel or Common Area or kept on blocks unless in the basement or garage of a dwelling. Boats, utility trailers, recreational vehicles and travel trailers must either be parked or stored in the basement or garage of a dwelling or within a completely enclosed structure on a Parcel, which structure must be approved by the Architectural Review Committee. No tractor trailer trucks, panel vans or other commercial trucks in excess of one (1) ton classification shall be parked or stored on any Parcel or Common Area, except during initial construction of a dwelling on a Parcel. The prohibitions in this Section shall not apply to temporary parking of trucks and other commercial vehicles providing commercial services to the Parcel or to the efforts and activities of Developer in connection with developing the Subject Property.

Per Article 3, Section 3.15 of the Old Cahaba Residential Association Covenants, if in the opinion of the Association after thirty (30) days written notice to the Parcel Owner, said Parcel Owner fails to remedy the condition in question, the Association shall have the right, through its agents and employees, to enter upon the Parcel in question and to repair, maintain, repaint and restore the Parcel or Improvement and the cost thereof shall be a binding, personal obligation of the Parcel Owner as well as a lien upon the Parcel in question.

The Association shall mail a "first violation notice" only for any commercial vehicle, and any vehicle that appears to be inoperable or improperly parked and/ or stored vehicle, per the Covenants and ARC Guidelines. If after the initial thirty (30) day period, the Owner fails to remedy the condition in question, a Parking Violation Tow Sticker will be placed on the driver side window.

The towing company information will be provided on the sticker, as well as the date the vehicle is set to be towed, which will be forty-eight (48) hours from the sticker application date.

A fine of \$75 will be charged to the Owner's account and any other costs associated with towing will be charged to the Parcel Owner's account.

If towing expenses and fine(s) are not paid within thirty (30) days, delinquency procedures will proceed.

Approved at a duly called meeting of the Board of Directors

on the 24 day of June, 2019



President
Board of Directors