

GREENBRIAR ESTATES

C, C, & Rs RULES, REGULATIONS, & DEFINATIONS

PRIVATE STREETS (5.4) “Restricted parking on private streets”. Parking is allowed on the streets when residents are enjoying the company of family and/or friends during the day, or maintenance on or about the dwelling is required and company vehicles are needed. Overnight parking is still restricted for all vehicles, except for RVs owned by the residents for the 72 hrs. of loading and unloading, and/or maintenance of said recreational vehicle. Also, if guests of the residents have a RV that is in need of street parking during the duration of the visit, that is allowed for 72 hrs. If the stay is longer than 72 hrs., then the resident must advise the Board and seek approval for said extension.

PRIVATE STREETS (5.4) EXCEPTIONS: Due to the configurations of driveways at the following Greenbrier Rd. addresses: 3718, 3724, 3804. and 3810, these residents will be allowed to have “overnight street parking” on Greenbrier Rd.. However, they must observe the 72 hour temporary parking restriction and the vehicles must of visitor vehicles, not resident vehicles. Parking may be allowed beyond 72 hrs. if resident advises the Board and seeks approval.

REASONABLE JUDGMENT (5.8) “Reasonable judgment by the Association”. When a possible violation occurs, after report and investigation, it will be the determination of a “reasonable judgment” of the Board whether to proceed with the violation notification procedure. The Board will look to the C, C, & Rs, and will the seek counsel from the management company and/or lawyer if any State or local law or ordinance is involved.

TEMPORARY PARKING (5.12) “Temporary Parking” shall mean seventy-two (72) hours or less. This will allow residents owning RVs time to load or unload said vehicle and/or preform any needed maintenance on said vehicle. There will be a period of not less than forty-eight (48) hours between the 72 hours of loading/unloading/maintenance temporary parking of said RV owned by residents when the vehicle must be completely removed from the private streets.

Temporary Parking shall also mean all vehicles as listed in the C, C, & Rs that are parked on the driveways of said property and not in the garage as prescribed in the C, C, & Rs. Only visitor vehicles and RVs as mentioned in “Private Streets” (5.4) may be allowed beyond 72 hrs., if resident advises the Board and seeks approval.

Also, if temporary parking on the driveway is required due to Hospice/Nursing care of residents, and/or equipment needed for maintenance on or about the residence, immediate notification/request to the Board for approval is required.

ANIMALS/PETS (5.13) Residents who do not abide by the common courtesy of properly depositing of their pet's organic waste and/or in full control of their dog(s) while on a leash walking within the community and/or in the park, will be subject to violation notifications and procedures.

REASONABLE SNOW REMOVAL (5.20) Reasonable snow removal is determined by the Board. Snow removal from the common areas as stated shall mean 2 or more inches that has not melted off by the "next day". If snow continues for 2 days or longer and is accumulating, no removal will be done, until a lack of falling snow is evident or by the "reasonable determination" of the Board to act for the safety of our residents.

COVENANT TO PAY ASSESSMENTS (8.1) & NOTICE AND ASSESSMENT DUE DATES (8.9) Regular assessments are levied on the first days of January, April, July and October and are considered delinquent if not paid within thirty (30) days after levied. The Board will bring action against any delinquent owner with a lien if the quarterly assessments are two (2) quarters delinquent.