

**Cedarglen Unit Owners Association
Vehicle/Parking Rules**

(Simplified version of Resolution (Policy & Procedure) 2022-001: Vehicle/Parking Policy)

DEFINITIONS OF TERMS

Cedarglen Parking Map – attached as Exhibit A. Indicates available parking spaces in the Parking Area.

Guest – refers to any person who does not permanently reside within Cedarglen Condominiums.

Parking Areas – refers to paved property denoted in the Cedarglen Parking Map owned in common by all Owners of the Cedarglen Unit Owners Association (beige) and leased property denoted in the Cedarglen Parking Map owned in common by all owners of Glennbrooke Ridge Condominiums Association (green).

GENERAL PARKING RULES

In the event that a vehicle creates a health or safety hazard, such as blocking a fire lane, the vehicle may be towed immediately at the sole expense of the vehicle owner, without prior notice of any kind to the vehicle owner.

All other violations of this Policy will first be enforced by the Association in accordance with the [Cedarglen Fine and Enforcement Policy](#). If the actions and fines specified therein do not remedy the violation, then the vehicle may be towed at the sole expense of the vehicle owner.

The towing company will document all vehicles that are removed and neither the Cedarglen Unit Owners Association nor the Management Company will be responsible for refunding any of the fees charged by the towing company.

1. Each unit is entitled to two parking spaces, one being the unit's garage and the second being an outdoor space in the Parking Areas as shown on the Cedarglen Parking Map.
2. Only the owners, residents, or guests of an individual unit may park in a parking space that blocks that unit's garage or walkway.
3. If the residents of an individual unit have more than two vehicles, an owner may request an additional outdoor parking space by submitting a written request to the Board or Management Company. The Board of Directors will consider such a request at a Board Meeting. Approval of such requests is at the discretion of the Board. Additional spaces will not be granted if it will cause the number of resident vehicles parked in the 'Parking Areas' to exceed 22.
4. If a single unit has more than two vehicles and an additional parking space request is not approved by the Board of Directors, all additional vehicles must park outside of the Cedarglen and Glennbrooke Ridge properties.
5. Parking in fire lanes and undesignated Parking Areas as indicated on the Cedarglen Parking Map is prohibited.

VEHICLE RULES

1. Vehicles parked in the parking areas must be conventional passenger vehicles with current State registration. All vehicles must be in good repair, operating condition, and capable of regular use.
2. Vehicles must be registered with the Association within 21 days of moving into Cedarglen or of taking possession of a newly acquired vehicle.

3. Vehicles must be registered by submitting the *make, model, year, color, and license plate state/number* for each vehicle owned on the [REGISTER](#) page of the Cedarglen Owners Association Webpage or via email at cedarglenpdx@gmail.com.

GUEST PARKING RULES

1. Cedarglen does not have a designated guest parking area. Parking for guests is limited to availability of parking spaces on a first-come, first-served basis in the Parking Areas.
2. Guest parking is not allowed in parking spaces that block a unit's garage or walkway, unless it is a vehicle associated with a guest of that Unit.
3. Guests are allowed to park in the Parking Areas for up to 72 consecutive hours.
4. If a guest will be staying in the Community for longer than 72 hours, the Owner must notify the Board or Management company in writing and provide their vehicle information.
5. If there are no available parking spaces, guest vehicles must park outside of the Cedarglen and Glennbrooke Ridge properties.

VEHICLE MAINTENANCE RULES

1. Only minor maintenance such as vehicle cleaning, changing flat tires, and changing of a dead battery, etc. is allowed.
2. No on-site vehicle maintenance or repairs involving motor oils, fuels, or other lubricants or solvents shall be permitted anywhere on or within the Community.
3. Owners permitting vehicles to leak on the common area and leased property will be responsible for all cleanup and repair costs.

Cedarglen Declaration of Unit Ownership

The following sections of the Declaration pertain to parking, and together with this Parking Policy constitute the complete and approved parking regulations for our community:

5.2.4 No trucks, campers, trailers or boats shall be parked or permitted to remain in any portion of the general common elements, except inside the owner's garage or in such specific parking areas as may be assigned by the Association to such recreational vehicle.

5.2.7 All parts of the common elements, including walks and driveways are for the use of owners on an equal basis. It shall be the responsibility of each owner to allow maximum ease of pedestrian and vehicular ingress and egress over walks and driveways.

5.2.8 In addition to all other remedies available for the enforcement of these covenants and restrictions, the Board of Directors shall have the power to establish, assess and collect fines for any and all violations.