



The Streams Riverbridge at Two Rivers Homeowners Association

VEHICLE PARKING POLICY

WHEREAS, the Sixth Supplement to the Master Declaration of Covenants Conditions and Restrictions of The Two Rivers Subdivision gives the Board of Directors for The Streams/ Riverbridge at Two Rivers HOA the authority to manage the private roads, including enforcement of a towing policy, guest parking policy, and the restriction of street parking, as listed in the Sixth Supplement.

*“The right of the Directors of the Association or Master Association, as the case may be, to promulgate reasonable rules and regulations governing such right of use, from time to time, in the interest of securing maximum safe usage of such Common Area by the members of that Association without unduly infringing upon the privacy or enjoyment of the Owner of the occupant of any said property, including without being limited thereto, rules restricting persons under or over designated ages from using certain portions of said property during certain times and reasonable regulations and restrictions regarding vehicle parking. **Sixth Supplement: Article II: Property Rights: Reservation of Water Rights: Section 1. Article G.***

WHEREAS, the Sixth supplement to the Master Declaration of Covenants Conditions and Restrictions of the Two Rivers Subdivision names all streets within Phase 6, the Streams at Two Rivers, Lot 50, Block 5, private streets.

*“Access to each Lot is provided by a system of private streets to be constructed by declarant and owned and operated by the association as part of the Common Area. Said private streets are designated on the plat as Lot 50, Block 5, The Two Rivers Subdivision No. 6, according to the official plat thereof, which Lot is dedicated and restricted to the perpetual and indefeasible right of ingress over and across said Lot for the exclusive use and benefit of the Owners and Residents of Lots 28, 30-32, 34-36, 38-42, 44-49, 51-56, 58-65, 66-71, Block 5, Two Rivers Subdivision No. 6 and their guests and invitees. The perpetual right of ingress and egress over and upon said Lot 50, Block 5, Two Rivers Subdivision No. 6, according to the official plat thereof may not be terminated or extinguished without the written consent of all owners, the Association, and any and all parties having any interest in the Sixth Supplement Property. **Sixth Supplement: Article IV: Private Streets:***

WHEREAS, the Twelfth Supplement to the Master Declaration of Covenants Conditions and Restrictions of The Two Rivers Subdivision gives the Streams/ Riverbridge at Two Rivers HOA Board of Directors the authority to manage the private road listed in the Twelfth Supplement.

*“In addition to the private streets designated in Article IV of the Sixth Supplement, Lot 37, Block 21 Two Rivers Subdivision No. 12, is hereby by designated as a private street to be owned and operated by the Association (as defined in the Sixth supplement) as a part of its Common Area, subject in all respects to the provisions contained in Article IV of the Sixth Supplement. It is the Declarant's intent that the Lots in the Twelfth Supplement Property shall have the perpetual right of ingress and egress over and across Lot 37, Block 21 Two Rivers Subdivision No. 12 subject to the same provisions as are set forth in the said Article IV. **Twelfth Supplement: Article 3: Private Streets.***

WHEREAS, the Two Rivers Master Declaration of Covenants, Conditions, and Restrictions states: *“Parking and storage of boats, trailers, motorcycles, trucks, truck campers, motor homes, recreational vehicles, and like equipment, or junk cars or other unsightly vehicles, shall not be allowed on any Lot nor on public ways or Common Area adjacent thereto, except under such circumstances, if any, as may be prescribed in writing by, and in the sole discretion of the Board of Directors of the Master Association, which discretion may not be challenged for having been exercised unreasonably. All other parking of equipment shall be prohibited, except as approved in writing by the Board of Directors of the*

Master Association. Any vehicle awaiting repair or being repaired shall be removed from the subdivision within 48 hours." **Master Declaration of Covenants, Conditions, and Restrictions of Two Rivers Subdivisions: Article XI: Section F: Parking and Storage of Vehicles and Equipment.**

WHEREAS, parking on the streets or parking regularly in areas designated guest parking has created inconvenience, congestion, inability to deliver mail, and safety hazards.

THEREFORE, be it resolved that the Board of Directors of the Streams/ Riverbridge at Two Rivers Home Owners Association adopts the following policies.

Street parking: All streets within The Streams/ Riverbridge, South Stream Pointe Lane, West Stone Path Lane, and W Riverbridge Lane are private streets. There shall be no street parking. No vehicle or like equipment shall be parked or stored overnight on the private streets. Any vehicle parked on any of the private streets is subject to being towed at the owner's risk and expense.

Guest parking: No vehicle or like equipment shall be parked overnight in any guest parking without written authorization from the Board of Directors of the Streams/ Riverbridge at Two Rivers.

- 3 day permits shall be requested through the board of directors, or the acting agent of the board, Advantage Idaho, or as otherwise designated.
- All vehicles used by any Owner, renter, or occupant living at a property, shall only park in the driveway or garage of his/her Dwelling Unit.
- The (5) parking islands located on Stream Pointe Lane and (1) parking island located on Stone Path Lane, are as "Guest Parking Only".
- Guest Parking is defined as: "a guest who is staying with a current Streams/ Riverbridge resident for a period of **3 days or less.**"
- Vehicles that are parked overnight in the guest parking without a parking permit are subject to being towed at the owner's expense.

**Adopted by the Streams/ Riverbridge at Two Rivers Subdivision Homeowners Association
Board of Directors on August 22, 2014.**



Streams/ Riverbridge HOA President – Wil Smoke

8/22/14
Date



Streams Riverbridge HOA Secretary – Betty Tomtan

8/21/14
Date