

**THE CAPE CONDOMINIUM ASSOCIATION
BOARD APPROVED
POLICIES AND RESOLUTIONS
POLICY 97-04
REGULATIONS FOR VEHICLES, PARKING AND TRAFFIC**

1. The uniform Traffic Code for Cities, Townships and Villages shall be wholly enforced within The Cape Condominiums.
2. The maximum speed limit is 15 MPH. All traffic movement and parking on Lake Point Blvd. shall be as directed by posted signs and markings.
3. All parking spaces are primarily for co-owners located within that parking area. Two (2) parking spaces are allocated for each unit for parking by co-owners and their guests. Two allocated parking spaces are designated by building & unit number. Co-owners with more than two (2) vehicles must park the additional vehicle(s) in the designated overflow parking lot located behind the clubhouse. Co-owners may not park a vehicle in overflow parking for a period exceeding 72 hours without being moved (exceptions must have prior approval of board of directors).
4. Co-owners must accommodate their guests as each parking lot allows (visitors spaces). Guests vehicles may not be parked in an "visitor" space for a period exceeding 72 hours without being moved. Co-owners may not use the visitors spaces in lieu of, or in addition to, their designated reserved spaces.
5. No vehicles may be parked other than in a designated parking space.
6. All vehicles must be registered with the Association when required by the Board.
7. All vehicles must be operational. No unlicensed, non-operable, or abandoned vehicles will be permitted.
8. Overhanging vehicle beyond curb is to be avoided to prevent sidewalk blockage and to facilitate snow removal in the winter. The Association will not be responsible for damage to vehicles overhanging curbs and sidewalks.
9. No straddling on guideline stripes, parking on an angle, or other practice which will affect an adjacent parking space is permitted.
10. Parking of trailers and boats is prohibited (except in designated areas). Parking of any vehicle such as a camper with accessories which protrude over and beyond the basic length of a vehicle is prohibited (except in designated areas). Also prohibited from parking are trucks, tractors, tractor trailers, motor homes or passenger buses over 3/4 ton capacity. Commercial vehicles are also prohibited. Special permission to park such vehicles, subject to posted regulations, for a period not to exceed 24 hours, may be obtained from the Board of Directors.

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11. Motorcycles are permitted. Mopeds are permitted subject to Michigan State Police regulations. Motorcycles and mopeds are to be driven ONLY on the roadway. Licensed motorcycles and mopeds must use a block of wood or other sturdy material to prevent damage to the asphalt. Parking on sidewalks is prohibited.
12. Bumping, painting, oil changing, or other repairs to vehicles is not permitted.
13. Fluid leakage onto pavement is to be avoided. Should leakage occur, it should be cleaned up promptly. Any damage to roadbed or parking area is the responsibility of the vehicle owner.
14. No excessive noise, squealing of tires, or other objectionable operation of a vehicle will be tolerated.

Co-owners who fail to abide by the regulations for vehicles, parking and traffic or fail to have guests and visitors abide by these policies may be fined or have their vehicles ticketed and/or towed, at their own expense.

APPROVED: August 13, 1997.

AMENDED AND APPROVED: JULY 12, 2000.

AMENDED AND APPROVED: OCTOBER 11, 2000.

AMENDED AND APPROVED: JANUARY 8, 2003