

VEHICLES AND PARKING POLICIES

- It is mandatory for residents to register their vehicle(s) with the General Manager. A parking identification sticker must be affixed to the inside of the back window on the driver's side or if this is not possible, the sticker must be affixed to the lower front passenger window. A sticker must be present at all times in your vehicle when on Colony property.
- All vehicles on the Colony property must be in operable condition and have current license plates/tags.
- A resident of a unit shall not be allowed to park that resident's vehicle in an outside parking space unless the vehicle of another resident of that unit is kept or parked in the garage allocated or assigned to that unit. All vehicles shall be removed from the outdoor parking areas so as to allow for snowplowing or be subject to towing at owner's expense.
- Residents are asked to rent available garages only to other residents of The Colony.
- Garage doors must be closed when garages are not in use.
- Parking is prohibited in fire lanes (yellow curb areas), driveways, or parking areas assigned to other residents.
- Residents are responsible for having their guests park in designated outside parking areas.
- A guest staying more than one day at The Colony must register that guest's vehicle and obtain a visitor pass from the site office prior to parking at The Colony. That visitor pass must be displayed on the dashboard of the guest's vehicle, and be visible from the exterior of the vehicle.
- No more than two visitor passes shall be outstanding at any one time for guests of a particular unit.
- Non-resident vehicles shall not be stored at The Colony.
- A resident's guest may park up to one week in a designated area, provided that the guest has been issued a visitor pass, the vehicle is registered with the Association, and the guest is abiding by the governing documents.
- No personal property other than motor vehicles shall be parked or kept in any garage or other parking area at The Colony, except as otherwise approved in writing by the Board.
- Under no circumstances are garages and other parking areas to be used as a play or recreational area.
- Up to three residents of a unit who hold a motor vehicle license may use outside parking spaces for the parking of their vehicles, subject to availability.
- The speed of vehicles at The Colony shall not exceed 10 mph and must be commensurate with prevailing conditions.
- Vehicles must be kept in good condition so as not to damage parking areas due to leaking fluids or other adverse conditions. Owners will be responsible for the costs incurred by the Association to repair damaged to parking areas.
- No vehicle may be parked in an outside parking space for more than 72 consecutive hours, without prior approval by the Association or the site manager.
- Trailers, boats, campers, buses, commercial vehicles (with the exception of commercial vehicles owned or operated by persons or entities hired by an owner or the Association to perform work at The Colony), recreational vehicles, and any other vehicles other passenger vehicles, are prohibited from parking at The Colony, provided, that in the event a commercial vehicle is used by a resident as that resident's personal vehicle, that vehicle must be parked inside a garage while at The Colony.
- In addition to all other remedies available to the Association, the Association has the authority to tow or remove from The Colony any vehicle (at the owner's expense) or other personal property that is kept at The Colony in violation of these Rules, without prior notification of the owner of the vehicle or anyone else.

VIOLETIONS OF THE GOVERNING DOCUMENTS OR THE ACT (FINE POLICY)

- Any unit owner who violates the Declaration, the By-Laws or the rules, regulations and policies of the Association, adopted from time to time, or whose tenant, occupant or invitee shall commit such a violation, shall be required to pay a fine in a reasonable amount determined by the Board of Directors to be appropriate for the infraction.
- Each separate or independent infraction shall be subject to a separate fine.
- Any infraction which continues beyond the time period specified by the Association in its notice to the unit owner shall be deemed to be a separate violation and shall be subject to a separate fine.
- Any unit owner or occupant who violates the Governing Documents shall be subject to all legal remedies available to the Association as provided in the Declaration, the By-Laws, and/or the Rules and Regulations the Association and by Minnesota law.
- All fines shall be assessed to the unit owner's (or occupant's) unit and may be collected in the same manner as other Association assessments.
- The Association shall be entitled to recover its costs of collection, including its reasonable attorney's fees incurred in recovering any fines assessed by the Association.
- Any fine not paid within 30 days of being assessed to the unit, will automatically double in its amount. In addition, once a fine has not been paid by its dues date, the fine shall be subject to all of the Association's policies governing the collection of delinquent assessments owed the Association. This may include but is not limited to a personal suit for collection and/or foreclosure of the Association's assessment lien.
- The unit owner shall have full responsibility for the payment of any assessed fines when the fine is a result of any infraction by the unit owner, or the unit owner's tenants, occupants, guests or invitees.
- No fine shall be levied or assessed until the unit owner has been given a reasonable notice and opportunity to be heard with respect to the infraction and the fines to be levied and assessed.
- Any infraction which could result in a fine being levied or assessed will be subject to the following hearing procedures:
 1. The unit owner(s) will be given written notice of the alleged infraction.
 2. The written notice will describe with reasonable particularity the alleged infraction and will provide a date by which the infraction must be cured, if applicable.
 3. The written notice will also specify a date on which an opportunity to be heard ("Hearing") by the Board of Directors will be scheduled. After the Hearing, the Board of Directors will determine whether or not the infraction is an offense for which a fine should be levied and assessed.
 4. If the Board of Directors determines that a fine is appropriate, the Board of Directors shall then levy and assess a reasonable fine in accordance with this policy. The decision of the Board of Directors shall be binding and final.
- In the event the unit owner or other persons notified of the Hearing do not respond or attend the Hearing, the Board of Directors, in its discretion may enforce this policy based on the information reasonably available.