

**Oak Hill at Spring Ridge Homeowners Association
Second Amendment to the Revised Rules and Regulations
Adopted November 12, 2024**

Whereas: Section 6 1 q. of the Declaration for the Oak Hill of Spring Ridge provides the Executive Board the power to amend the Rules and Regulations. The Executive Board hereby amends the Rules and Regulations that were adopted in February 2022 as follows:

VI. Parking & Traffic Control: 1 Parking, 2 Speed Limits, 3 Size and Vehicle Information, 4 Repair Restrictions and 5 Current Registration & Towing change to:

In order to better meet the current parking needs of the community, the Board has refined existing parking rules. The Board does so with certain core principles in mind:

- **Maintain unrestricted access to community streets for Emergency Personnel**
- **Enhance community safety**
- **Encourage family visits with situational access to parking spaces**
- **Remove unauthorized vehicles promptly**

Parking Spaces

Homeowners and tenants are reminded that their garage(s) and driveway(s) are their primary parking area for each unit.

Units With A One Car Garage:

Garage Space and Driveway Space – 2 parking spaces

Units With A Two Car Garage:

Garage and Driveway Spaces – 4 parking spaces

Vehicle Requirements

Permitted – Cars or trucks with not more than two (2) axles weighing less than three tons.

All residents must register their vehicles. All residents must register within 30 days of change of occupancy or purchase of another vehicle. Failure to comply will result in fines. Register online at oakhillhoa.org or complete a “Vehicle Registration Form”, obtainable on the website and mail it to the Management Co.

All vehicles must have a current state inspection and registration as per the Commonwealth of Pennsylvania. Any vehicle not meeting this standard will be considered abandoned and the owner will be provided a notice requiring removal of the vehicle, at the owner's expense within (7) days. Vehicles without current state inspection and/or registrations may not park on the driveways or streets of Oak Hill at Spring Ridge

Long-Term Visitors Parking Requirements

A vehicle owned by a visitor who intends to reside in Oak Hill for two weeks or more must be registered with the management company. Any visitor parking in Oak Hill after 6 months will no longer be considered a visitor but will be considered a resident of Oak Hill.

Violation Procedures

Email notification will be sent to all Unit Owners/residents regarding any unregistered vehicles parked in the Oak Hill Community for more than 1 week, or for any period of time consistent with the vehicle visiting on a long-term basis. Vehicle owners will be given 24 hours to register the vehicle.

If the vehicle is not moved or registered within 24 hours the homeowner/tenant may be subject to a fine up to \$50.00.

If the vehicle is not moved within 48 hours the vehicle may be subject to towing at the vehicle owner's expense without further notice.

Any subsequent parking violations involving a previously towed vehicle may result in immediate towing of that vehicle without further notice and additional fines.

Vehicle owners shall be responsible for any towing fees incurred.

Speed Limit Requirement

The speed limit in the community is 15 miles per hour. Obvious violators will be fined.

Prohibited Parking Requirements

Parking in the roadway/streets prevents emergency vehicles from reaching their destination and/or impairs their ability to operate properly, thus causing serious hazards. Parking on the roadways/streets also causes unnecessary damage to lawns and other property. Vehicles' wheels must be on the macadam and not on the grass. Residents are responsible for themselves, guests, hired contractors, etc. for repairs to the damaged grass.

Residents who do not comply with these regulations will be fined and risk having their vehicle towed away at the owner's expense. The first violation will result in a notice. A fine of \$25 will apply to the second violation, \$50 for the third and \$75 for the fourth violation, at which time the vehicle will be towed. Repeat violations will incur an additional \$25 fine [e.g. for a fifth violation

and so on] and towing at the owner's expense. In an emergency, these notifications will not apply and your car will be towed immediately.

Prohibited Size & Vehicle Requirements

The following vehicles are specifically prohibited and not permitted on Oak Hill at Spring Ridge property (both limited and common areas):

- Campers
- Vehicles with more than 3 axles.
- Truck caps larger or taller than their cab will allow.
- Vans with exterior body conversions.
- Snow plow and/or attachments
- Roofing, siding, dump trucks, box trucks; campers' trailers, boats and/or boat trailers, etc.
- Vehicles with body extensions, body racks, ladder racks or ladders.
- Commercial vehicles, other than automobiles.
- All-terrain vehicles (ATV's), dune buggies, snowmobiles, etc.
- This excludes actively delivering delivery trucks and contractors actively working at residence within our community.
- Vehicles with commercial lettering.
- Vehicles in poor running condition i.e., leaking fluids, serious body damage, broken lights, broken windows.


Vehicle Repair Restrictions

No vehicle shall be left standing in a parking space in a non-operating condition, nor shall any vehicles be tuned, repaired, and otherwise mechanically serviced or attended (except for changing a flat tire and emergency repairs needed to permit an inoperative vehicle to be moved).

No washing, polishing, vacuuming, or other cleaning of vehicles on the roadways, which are part of the Common Area. Car washing on the driveways, which are limited to common elements, is permitted.

All other rules and regulations remain unchanged. The Board of Directors adopted this rule and regulations amendment on November 12, 2024 and the amendment is effective immediately.

Attest:

 11-15-24

Bob Long / Executive Board President