

BILTMORE PARK PARKING RESTRICTIONS

Per the Master Declaration of Covenants, Conditions & Restrictions (Article IX, Section 2, Subsection K) the following parking restrictions apply to all homeowners and residents of the Biltmore Park Association.

- No vehicles, trucks, vans, cars, trailers, construction equipment, etc., may be parked overnight on any street within the Single Dwelling Lot Areas.
- *Commercial-Use vehicles and trucks not involved with construction activity on the Single Dwelling Lots and with carrying capacity and/or size designation greater than or equal to three-fourths (3/4th) ton shall not be permitted to park overnight on the streets, driveways or otherwise within the Single Dwelling Lot Areas unless stored in an enclosed garage. No vehicle of any size, which transports inflammatory or explosive cargo, may be kept in the Single Dwelling Lot areas at any time.*
- *No vehicles that are not in a condition to be normally operated or that do not have a current registration tag may be stored or situated on any Lot for more than thirty (30) days unless stored in an enclosed garage.*
- No recreational vehicles or related equipment, including any boat, houseboat, trailer, motor home or "camper" vehicle may be maintained, stored, or kept on any portion of a Single Dwelling Lot Area except in enclosed garages or in an enclosure specifically approved for such maintenance or storage by the Architectural Control Committee.
- *All vehicles must be parked so as not to impede traffic or damage vegetation.*
- *No construction office trailers may be placed, erected, or allowed to remain on any Lots during construction, except as approved in writing by the Architectural Control Committee. Other construction vehicles (trucks, vans, cars, construction equipment, equipment trailers, etc.) may be left overnight in the Single Dwelling Lot Areas (including any Lot or street) only in accordance with such rules as may be established by the Architectural Control Committee.*

All homeowners and residents of the Biltmore Park Association shall comply with all provisions of the Articles, Bylaws and Master Declaration of Covenants, Conditions & Restrictions (CC&R's). Failure to comply with the aforementioned documents may result in a warning and/or fine.

It is the responsibility of homeowners who operate rental properties to ensure that their tenants fully understand this policy. Homeowners will be held accountable for the actions of their tenants.

In the event any rule or regulation of the Association is violated, the homeowner shall be notified of the violation and any actions to be taken by the Association, including the assessment of fines, by US mail. The notice shall be delivered to the address listed in the Property Manager's books. If the homeowner is a nonresident, a copy of the violation notice shall also be sent to the tenant at the unit address.

Reporting a Suspected Parking Violation

Suspected Violations may be brought to the attention of the Board of Directors by communicating the violation in writing to Baldwin Real Estate, the association's property management company. US Mail and Email are both acceptable forms of communication.

Baldwin Real Estate
1796 Hendersonville Rd. - Suite U or office@baldwinrealestateinc.com
Asheville, NC 28803

When reporting a suspected violation, please include the following:

1. Detailed and specific location of the suspected violation.
2. Date and time of the suspected violation.
3. Vehicle type, description (color, model, and any other unique identifying features), and owner (if known).
4. Pictures (if possible).
5. Your name, address, and date of report.

The reporting individual's name and address will be considered confidential information, and will not be disclosed to other Association members. This information will be used for documentation purposes only.

Enforcement

Once the Board of Directors has concluded that a violation has occurred, anyone in violation of this restriction may be subject to fines, sanctions, and legal action.

Appeal Process

Every homeowner shall have the right to appeal. The request for appeal must be made in writing and submitted to association's property management company, and received within (10) days of receipt of the violation notice.