

## Brookside Condominium Parking Rules and Regulations

Grand Teton Property Management  
PO Box 2282  
Jackson, WY. 83001

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### **1. Definitions**

1.1 Association or Condominium Association The Association is the Brookside Condominium Association, Inc. a Wyoming non-profit mutual corporation as provided for in this declaration.

1.2 Common Area The common area shall include lot 5 of the Brookside Condominium Addition to the Town of Jackson

1.3 Condominiums The condominiums created by this declaration

1.4 Guest A person staying at another's residence without charge for a short period of time.

1.5 Owner The Owner of a Unit as identified on the most recent deed of record filed in the office of the Teton County Clerk.

### **2. Parking**

2.1 One bedroom units have one assigned parking space in the lot and two bedroom units have two assigned parking spaces. Each unit owner shall have the right to the exclusive use of the parking space assigned to the Owner's unit.

2.2 Parking spaces marked for guest parking are for temporary parking by residents and guests. There are five (5) guest parking spaces. Residents may not use the guest parking spot. Guests may park in the guest parking space for no more than seven (7) days consecutively. If more time is needed, then the owner of the unit where the guest is staying must contact the property management company to approve extended time.

2.3 The use of any driveway, parking area, or any part of the General Common Area as a habitual parking place for commercial vehicles is prohibited, unless an individual vehicle is the personal transport of an Owner or tenant of an Owner.

2.4 No vehicles incapable of movement under its own power or otherwise not in current use may be parked on the Property nor may vehicles leaking oil or other fluids.

2.5 No boats, trailers, motor homes, snow machines or similar equipment may be stored on the property.

2.6 No refuse, garbage, trash, furniture, tires or similar materials or personal property may be stored in the parking spaces.

2.7 Repairing of vehicles and changing of motor oil or similar maintenance is not permitted on the property.

2.8 The board will levy a fine in accordance with the following (2.9 a, 2.9 b, 2.9 c). Additionally, the Board has the authority to have any vehicle towed at the vehicle owner's expense, without liability to the Board for damages occurring to any person or unit owner as a result of said towing and may assess a fine against the owner of the unit.

2.9 The fine schedule is based upon individual "type" of offense and is not based on a collection of different types of offenses.

a. First Offense: Written warning notice will be placed on the vehicle in violation and sent via certified mail to the current owner of the unit.

b. Second Offense: Vehicle in violation will be towed or fined \$65.00 if tow is unavailable.

c. Third and subsequent offenses: Unit owner will be assessed \$100.00 and vehicle will be towed when tow truck is available.

d. Any charge is due to the Association upon remittance to the Owner that a charge unpaid when due shall become a lien against the Owner's unit and have the right, to the extent under Wyoming law, to collect said lien in the same manner as other charges and assessments pursuant of the declarations for Brookside.

The foregoing Parking Rules and Regulations were adopted by the Board of Directors at a regularly scheduled Board Meeting in October 12, 2017.

