

**HIDDEN VILLAGE CONDOMINIUM OWNER'S ASSOCIATION
PARKING RULES AND REGULATIONS**

1. All vehicles must be parked in a unit's garage, unit's driveway or paved overflow parking site. Each unit has three (3) parking spaces (depending on the size of a unit's garage). They are:
 - a. The unit's garage (1 space). (If a unit has a double garage, the extra garage space is not counted toward the three (3) space rule.)
 - b. Two (2) outside spaces. (If there is room for more than two vehicles on a unit's driveway, any number of vehicles can be parked on the driveway as long as the vehicles do not block the road or interfere with another driveway.)

2. Definitions:
 - a. **Vehicle:** Any passenger vehicle that is required to be licensed by a State Motor Vehicle Department and fits into a parking space which is 9 feet wide and 25 feet long.
 - b. **Unit Garage:** Designated area (residential garage) attached to a specific condominium unit (or free standing but designated to a unit) to be used for parking of a vehicle(s), non-vehicle(s) or used to store any items as long as the garage door can be closed.
 - c. **Unit Driveway:** Paved area attached to the unit garage and/or unit.
 - d. **Hanging Tags:** Permits used for parking in an overflow parking space.
 - e. **Paved Overflow Space:** Any paved area that allows for parking other than a Unit Driveway and Unit Garage.
 - f. The **Paved Overflow Parking Spaces are intended for those Owners who have Overflow Space hanging tags.** Vehicles parked in an overflow space without a hanging tag will be issued a violation notice and will be towed at the vehicle owner's expense 24 hours after notification.

3. Parking hanging tags must be placed on a vehicle's front inside mirror (or taped to the front windshield) and the unit's information must be visible from the outside of the vehicle. If a hanging tag or its unit information is not visible, a violation notice will be attached to the vehicle. If the hanging tag is not made visible within 24 hours after the issue of the original violation notice, the vehicle will be towed at the vehicle owner's expense. If a vehicle is towed and the unit associated with the towed vehicle is known, the unit owner will be fined based on the bylaw fine schedule.

4. Renters can not request long-term or guest parking hanging tags.

5. If a long-term parking hanging tag (for whatever reason) needs to be replaced, the unit owner must make the request. A \$50 fee will be charged to the unit owner for the replacement of a long-term parking hanging tag.
6. All parking hanging tags are for use for overflow space only. All hanging tags will be associated with a specific unit. Altering a parking hanging tag (in any manner) will result in the loss of the use of the hanging tag privilege for one (1) year and a \$100 fine.
7. Guest parking hanging tags will be made available to all owners for overflow sp. Guest parking hanging tags are good for seven (7) days only. If a guest parking hanging tag is needed for more than seven (7) days, those requests will be dealt with on a case-by-case basis. Owners may request only one guest parking hanging tag at any one time frame. If available, additional guest parking hanging tags can be purchased at five dollars (\$5) per day for a maximum of seven (7) days. No more than two (2) guest parking hanging tags are allowed for any one unit at any time.
8. Guest parking hanging tags are not to be used as long-term parking hanging tags. Owners or renters abusing guest parking hanging tags will lose their parking hanging tag privilege for one (1) year.
9. Renters can not request guest parking hanging tags. Only owners can request guest parking hanging tags for themselves or their renters.
10. Parking or driving on lawns or grounds is prohibited.
11. All owners are responsible for notifying their guests or renters of the Association's Parking Rules and Regulations and Enforcements.
12. There is a limit of two parking spaces per unit's driveway (if applicable). No perpendicular parking is permitted in a driveway due to fire safety and Fire Department access.
13. If a unit's driveway can accommodate more than two vehicles and they do not impede a neighbor's driveway or the road, the additional vehicle(s) will be allowed.
14. Any type of trailers, camping trailers, campers, boat trailers, hauling trailers, boats and/or boating accessories, snowmobiles, all-terrain vehicles (four or two wheel) can only be parked within a closed unit's garage within Hidden Village, except if the owner notifies the Management Company in advance. Items listed above can only be parked in a unit's driveway for 24-hour or less.
15. **Commercial vehicle:** Any vehicle over 20 feet in length (bumper-to-bumper) and any vehicle which bears any commercial advertising, signs, logos or is obviously intended for use as a work vehicle, or any vehicle that is larger than one (1) ton is not permitted to park in Hidden Village unless the vehicle is being used as part of a construction project for the Association or a specific unit.
16. **Inoperable, Unlicensed, or Abandoned Vehicles:**

- a. **Inoperable vehicle:** any vehicle that is not in operating condition, or which for a period of three (3) days has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle. Inoperable vehicles are not permitted in any overflow space. Inoperable vehicles that are parked in an overflow space will be issued a violation notice and 24 hours after notification will be towed at the owner's expense. Fines could be assessed to the unit owner associated with the vehicle in violation. The three (3) day period also applies to a unit's driveway. Driveway violations will result in fines to the unit owner. Inoperable vehicles can be placed in a unit's garage as long as the garage door can be closed. Garage closure violations will result in fines to the unit owner.
 - b. **Unlicensed vehicle:** any vehicle that does not display vehicle state license plates or current state license plate tags. Unlicensed vehicles are not permitted in any overflow space. Unlicensed vehicles parked in any overflow space will be issued a violation notice and 24 hours after notification will be towed at the owner's expense. Fines could be assessed to the unit owner associated with the vehicle in violation. Unlicensed vehicles can be parked in a unit's driveway or garage.
 - c. **Abandoned vehicle:** any vehicle that has been parked in an overflow space for more than seven (7) days and has no hanging tag. Abandoned vehicles parked in an overflow space will be issued a violation notice and 24 hours after notification will be towed at the owner's expense. Fines could be assessed to the unit owner associated with the vehicle in violation.
17. Long-term parking of a vehicle may only be within a closed unit's garage, a unit's driveway, or in an overflow parking space if the vehicle has the appropriate parking hanging tag.
- a. Long-term parking in an overflow space without the appropriate hanging tag is prohibited. Any vehicle that has been parked in an overflow space without a hanging tag will be issued a violation notice and after 24 hours of the notification will be towed at the owner's expense and/or the unit owner could be fined.
 - b. Moving a vehicle (that has already received a violation notice) to another location on campus does not constitute a new violation timeline. Any vehicle that has been issued a violation notice and found on campus in a different overflow parking area will still be considered in violation.
18. There is a three (3) day limit for repairing a vehicle on a unit's driveway. Repairing a vehicle in an overflow space is prohibited.
- a. Vehicle repairs are permitted in unit driveways for short-term fixes (i.e., battery jumping, changing a tire, adding fluids, etc.)
19. The Big Sky Fire Marshall has designated all streets in Hidden Village as "Fire Lanes". Parking on any street overnight or for more than 12 hours during the daytime is prohibited.

20. During winter plowing, all vehicles parked in an overflow space must be moved within 48 hours of plowing to allow for plowing to be completed. Vehicles not moved may be towed unless the owner has notified the Property Management Company of any issues.
21. Vehicles parked in a driveway must not block or in any way obstruct a roadway. Any vehicle blocking/obstructing a roadway will be towed immediately. Depending on the situation, the Sheriff maybe contacted.
22. If any individual (long-term renter, short-term renter, guest, unit owner, or any other individual related to a parking violation or parking issue) shows any aggressive or inappropriate behavior toward a member of the Management Company staff or a member of the Board of Directors of Hidden Village regarding parking issues; the Board of Directors have the authority to request that the individual in question be removed from the campus. If the request is not followed, other legal action could be executed.
23. It is not the responsibility of the Property Management Company to specifically monitor the overflow spaces on a daily bases for violations. The Property Management Company will deal with violations when they uncover any during their normal daily activities.
24. If a vehicle is illegally parked in an overflow space without a hanging tag, all owners are responsible for letting the Property Management Company know that there is a violation. Pictures should be taken to verify the violation. This also means that if an owner does not report a violation to the Property Management Company, no action will be taken by the Property Management Company.
25. The Association will attempt to notify violators when possible prior to towing improperly parked vehicles with the exception of a vehicle blocking/obstructing a roadway.
26. 1st violation: Notice will be placed on the vehicle and the vehicle owner has 24 hours from the date of the notice to remove the vehicle. If the vehicle is not removed within the designated time frame, the vehicle will be towed at the owner's expense. Regardless if a vehicle is towed or not, if the unit owner is known, the unit owner will be fined \$100.
27. Additional violations: If a vehicle incurs additional violations, a notice will be placed on the vehicle and the vehicle owner will have 24 hours to remove the vehicle or it will be towed at the owner's expense. Regardless if a vehicle is towed or not, if the unit owner is known, a second violation will result in a \$200 fine being assessed to the unit owner. A \$300 fine will be assessed to the unit owner for the third and all additional violations.
28. Any fines assessed to a unit owner will be applied to the quarterly assessments.
29. Any fines not paid by the unit owner could result in the Board placing a lien on the unit owner's property.
30. All owners are responsible for notifying their guests or renters of the Association's Parking Rules and Regulations.

31. The Board of Directors or the Property Management Company has the right to make any type of exception to these rules based on a case-by-case basis.
32. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations now or hereafter adopted may be towed by the Association at the sole risk and expense of the owner of such vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, and shall not be guilty of any criminal act and such towing shall not be grounds for relief of any kind.