

**Central Park Master Community Association
Community Area Rules and Regulations
(Adopted Oct. 24, 2011; Effective Nov. 21, 2011)**

Article I – Parking in Community Areas

1. No person shall park a vehicle such that it obstructs, blocks or projects into
 - a. a driveway entrance while parked on a street (if the blockage prevents a homeowner from using their driveway, the parked vehicle will be considered an “unauthorized vehicle” for enforcement purposes)
 - b. the sidewalk while parked in a driveway
 - c. Exception: a vehicle that is too large to fit in a driveway and which is actively being used for the commercial delivery of services to an address may block the driveway entrance or sidewalk at that address during daylight hours only and for a period not to exceed (8) hours.
2. No person shall park a vehicle
 - a. in a posted “No Parking” zone
 - b. in the driveway apron between the street and sidewalk
 - c. within 15 feet of a fire hydrant
 - d. within 15 feet of a
 - i. marked pedestrian crosswalk
 - ii. sidewalk ramp at a street intersection
 - iii. Note: if any portion of the parked vehicle is taller than 5 ft., the minimum distance shall be increased to a distance equal to 15 ft. plus the length of the parked vehicle
 - e. with the curb at the left (driver’s) side of the vehicle
 - f. with its tires more than 12 inches away from the curb
 - g. with its tires resting on any non-hard-surfaced area such as a lawn or vacant lot
3. No person shall park a vehicle upon any street for the principal purpose of:
 - a. Displaying such vehicle for sale
 - b. Repairing such vehicle, except repairs necessitated by an emergency
 - c. Washing or detailing such vehicle
 - d. Displaying advertising and/or selling merchandise
4. No person shall have a commercial vehicle parked upon any street during the overnight period beginning at 9:00 PM and ending at 6:00 AM.
5. Parking is prohibited on all streets for the duration of any “Snow Emergency” that is officially declared by the Police Chief of the Charter Township of Shelby. Vehicles parked in the street during an announced “Snow Emergency” are considered “unauthorized vehicles” for enforcement purposes.
6. No vehicle may be left unattended on any of the streets, walkways or open areas within any of the Community Areas.
 - a. An “unattended vehicle” is hereby defined as one that has been parked
 - i. For more than 48 hours without being moved
 - ii. With an expired or missing license plate.
 - b. Unattended vehicles are considered “unauthorized vehicles” for enforcement purposes.
7. Parking and storing of recreational vehicles (RVs) are regulated as follows:
 - a. RVs include, but are not limited to, motor homes, camping vehicles, camping trailers, boats and/or trailers, snowmobiles and/or trailers, off-road motorcycles and all-terrain vehicles and/or their trailers, etc.
 - b. RVs more than 5 ft. tall are prohibited from parking on the street within a distance equal to (15 ft. plus their length) from a marked pedestrian crosswalk or a sidewalk ramp at a street intersection
 - c. RVs may be parked on the street in a permitted parking location for no more than 24 hours in any one calendar week, unless the owner has received advance written permission from the CPMCA Board of Directors

- i. The CPMCA Board at its discretion may approve an owner's request for a longer duration that shall not exceed 48 hours in any one calendar week; such approval is temporary and expires after 30 days.
 - ii. Recreational vehicles that exceed the allowed duration will be considered "unauthorized vehicles" for enforcement purposes.
 - d. The following conditions are prohibited from dusk until dawn
 - i. Utility connections running from the house to the recreation vehicle
 - ii. Operation of an-board electrical generator
 - e. The intent of this regulation is to allow the recreational vehicle owner sufficient time to load, unload and/or service their recreational vehicles before and after its use. At all other times when not in use, recreational vehicles must be either stored off-site or on the owner's side or rear yard in accordance with Shelby Township ordinances.
 - f. At no time shall recreational vehicles be used as living quarters while kept on-site within the boundaries of the Central Park Master Community Association and its Owner's Associations.
- 8. Enforcement:
 - a. Violations shall be brought to the attention of a member of the CPMCA Board of Directors or submitted to the CPMCA's Property Management firm (TH Management Consultants, 248-720-2432). Violators will not be given the name of the person who requested enforcement. Requests for written Board approval to vary from these regulations should be submitted in writing to the Property Management firm.
 - b. Vehicles found to be in violation of these parking regulations will have a notice placed under the windshield wiper blade informing the driver of the violation.
 - c. An "unauthorized vehicle" will be removed by the CPMCA's towing company (Nightingale Towing, 586-731-9400) at the vehicle owner's expense; the vehicle owner will have to pay the towing company's bill before their vehicle will be released to them.
 - d. Enforcement of regulations 1 through 7 not involving an "unauthorized vehicle" will be handled according to the procedures described in Article III of these rules and regulations.

Article II – Usage of Community Areas

1. A Speed Limit of 25 MPH (or less, when conditions would cause that speed to be unsafe) applies to all roadways within the Central Park Master Community.
2. Refuse and recyclables shall be placed at the curb no earlier than 6:00 PM of the evening before the designated collection day. Empty containers shall be removed from the curb no later than 6:00 AM of the day following the collection day. Residents are responsible for picking up any of their refuse and recyclables that blow away or fall into the street. It is suggested that reusable refuse and recyclable containers and lids which are placed at the curb should be marked with the co-owner's street name and number.
3. Household pets shall not be permitted to run loose upon the Community Areas and that care must be taken by the pet's owners such that they do not produce any noisy, odorous or unsanitary conditions. Therefore, when pets are taken outdoors, pet owners shall restrain their pets at all times and they shall immediately pick up their pet's feces and properly dispose of them.
4. No personal property items may be left unattended on any of the streets, walkways or open areas within any of the Community Areas. "Unattended personal property" is hereby defined as non-vehicular items that have been deliberately (or allowed through negligence to be) placed without permission onto any Community Area for more than 48 hours. If the owner of the unattended personal property can be identified and does not take immediate action to remove their property, the Board and/or its designate may remove the unattended personal property and charge the responsible Assessment Unit Owner for any actual removal costs in addition to any applicable fines. Non-vehicular personal property may be temporarily placed on a Community Area only if written permission is received in advance from the CPMCA Board of Directors. The Board has sole discretion in determining whether to approve or reject such temporary placements and to place reasonable restrictions and conditions on any such approvals.

5. No signs other than those belonging to the Developers are permitted within any Community Area without the advance, written permission of the Board of Directors. The Board has sole discretion in determining whether to approve or reject such temporary placements and to place reasonable restrictions and conditions on any such approvals. Exceptions:
 - a. Temporary informational signs placed at the direction of the Board of Directors of the CPMC and the Owners Associations
 - b. Individual “garage sale” signs are permitted, subject to the following restrictions:
 - i. An individual “garage sale” event may be advertised with a maximum total of four signs
 - ii. Signs may only be placed within the CPMCA Community Area roadway easements and not within the Macomb County Road Commission easements along Van Dyke or 22 Mile Roads. Signs may not be attached to trees, fences, traffic control signs, streetlights, telephone poles or signs belonging to Developers.
 - iii. A “garage sale” sign shall not exceed 18 by 24 inches
 - iv. Signs are permitted only during the actual “garage sale” days and hours of operation; they must be placed each morning and removed each evening.
6. Enforcement:
 - a. Violations shall be brought to the attention of a member of the CPMCA Board of Directors or submitted to the CPMCA’s Property Management firm (TH Management Consultants, 248-720-2432). Violators will not be given the name of the person who requested enforcement. Requests for written Board approval to vary from these regulations should be submitted in writing to the Property Management firm.
 - b. Speed Limit and other moving violations will be enforced by the Shelby Twp. Police Department.
 - c. Unapproved or non-compliant signs will be immediately removed and destroyed by the Board and/or its designate.
 - d. Enforcement of regulations 2 through 4 will be handled according to the procedures described in Article III of these rules and regulations.

Article III – Assessment and collection of Fines

1. Article V, Section 1, Paragraph (d) of the Declaration gives the CPMCA the right to assess and collect monetary fines in response to violations of the Association’s duly-adopted rules and regulations.
2. A written violation notice will be mailed to the Assessment Unit Owner when a violation is committed by them, household members, tenants and/or guests. The violation notice for a first infraction will carry no fine. A notice for a second violation of the same regulation will carry a \$25 fine. A \$50 fine will be assessed for a third violation and a \$100 fine on any subsequent violations.
3. Fines that are not paid by the Assessment Unit Owner become the obligation of the person who was the owner of that Assessment Unit at the time the fine was levied. Unpaid fines will be collected by the CPMCA or the applicable Owner’s Association using the available legal actions described in Article IV, Section 7 of the Declaration.