

**CONDOMINIUM RULES AND REGULATIONS**  
**OAK BRIDGE CONDOMINIUM ASSOCIATION**

**Effective February 18, 2016**

The following Condominium Rules and Regulations (hereinafter, “the Rules”) have been established for the benefit of all owners of condominium units at Oak Bridge Condominium (hereinafter, “the Condominium”). These Rules are intended to contribute to preserving a clean and attractive environment, and assuring the peaceful enjoyment of our community. They are also intended to protect and enhance the value of the property. These Rules are not, in any way, designed to unduly interfere, restrict or burden the use of such property. All Owners, residents and their guests are expected to abide by the following rules, which are meant to supplement the provisions of the Declaration. In the event that the Rules conflict with the Condominium Instruments, which include the Declaration and Bylaws and all Amendments, or the New Hampshire Condominium Act, NH RSA 356:B, the Condominium Instruments and the New Hampshire Condominium Statute take precedence.

8. PARKING.

Approved by BOD 2/21/16

- a. Each unit is allocated one (1) marked parking space on the property, whether in the garage or outside parking area. The maximum of two (2) vehicles may be allocated to any one (1) unit, must belong to a unit resident and must be registered with the Condominium. (Declaration, Fourth Amendment, IV. Parking)
- b. All resident vehicles parked on property must be current in registration and inspection and in running condition per City of Concord.
- c. All vehicles parked in their allocated garage space must have a blue sticker displayed on their vehicle per placement instructions given by the Board. No blue parking stickered vehicles are to park in either outside “Permit” space or “Visitor” space.
- d. All vehicles parked in their allocated outside space must have a yellow sticker displayed on their vehicle per placement instructions given by the Board. No yellow parking stickered vehicles are to park in the garage or “Visitor” space.
- e. Visitors must park in designated “Visitor” space. Visitor parking is marked and can be found in front of the Club House. No parking stickered vehicle may park in “Visitor” or “Reserved” marked spaces. If “Visitor” space is full, visitors must park off site.
- f. Old parking hang tags are no longer honored and are considered invalid.
- g. Motorcycles, mopeds, scooters are allowed on property and must be current in registration and inspection. Said vehicles are to park in/share the unit’s allocated parking space so as to not take a full parking space on their own. These vehicles must be registered with the Association and do not need a parking sticker. Patios/decks and other common areas are not valid parking spaces. Motorcycles must be parked in a numbered spot and must share that numbered spot so as to not take an entire parking space. Motorcycles cannot be parked in a “P” space so as to take up the entire parking space.
- h. Lost garage access keys will be replaced at a cost of \$75 and new parking stickers will be replaced at a cost of \$10, charged to owner’s account.

- i. Every owner's and resident's cooperation is requested in parking in your allocated spot, both inside and outside, at all times so as to maximize the availability of "Permit" spaces for unit resident with approved, stickered second vehicle.
- j. Cars illegally parked in any parking spot without properly displayed sticker may be subject to towing without notice at the owner's expense.
- k. Towing - All vehicles parked in numbered or "P"ermit spaces have a valid parking sticker. Towing of vehicles parked at Oak Bridge may occur at anytime, without notice for any of the following reasons:
  - i. Any vehicle parked in the Fire Lane (City of Concord ordinance)
  - ii. Stickered vehicles parked in VISITOR designated spaces
  - iii. Non-stickered vehicles parked in "P"ermit or numbered spaces
  - iv. All vehicles parked at Oak Bridge must be registered, inspected and operable
  - v. Any vehicle or motorcycle parked in non-designated parking spaces (ex. behind dumpsters/buildings, on the lawn, etc.)
  - vi. Motorcycles parked in a non-numbered space or taking up a full vehicle parking space

Stickers should be displayed on the rear (not windshield or side window), driver-side window (either top or bottom). Stickers placed incorrectly may be missed and vehicle may be towed. All towing expenses are the vehicle owner's responsibility.

Any vehicle displaying a legal HANDICAP plate or hang will not be towed unless there is a snow emergency. We ask Handicap vehicles please park in designated Handicap areas if at all possible.