
Cross Reference:

Declaration of Covenants, Conditions and Restrictions for Princeton Woods, Instrument No. 200500064100
Princeton Woods Section One Plat, Instrument No. 200500064101
Princeton Woods Section One Replat, Instrument No. 200600049335
Princeton Woods Section Two Plat, Instrument No. 200700067840
Princeton Woods Section 2A Replat, Instrument No. 201100057797
Princeton Woods Section 2B Replat, Instrument No. 201100057796

PARKING RULES AND REGULATIONS
For
PRINCETON WOODS HOMEOWNERS ASSOCIATION, INC.

COMES NOW the Princeton Woods Homeowners Association, Inc. ("The Association"), by its Board of Managers, on this 17 day of December 2021, and states as follows:

WITNESSETH THAT:

WHEREAS, the residential community in Hamilton County, Indiana, commonly known as Princeton Woods was established upon the recording of certain Plats and other documents with the Office of the Recorder for Hamilton County, Indiana; and

WHEREAS, the residential community in Hamilton County, Indiana, commonly known as Princeton Woods was established upon the recording of certain Plats with the Office of the Recorder for Hamilton County; and

WHEREAS, the Plat for Princeton Woods, Section One, was filed with the Office of the Hamilton County Recorder on September 28, 2005, as Instrument No. 200500064101; and

WHEREAS, the Re-Plat for Princeton Woods, Section One, was filed with the Office of the Hamilton County Recorder on August 22, 2006, as Instrument No. 200600049335; and

WHEREAS, the Plat for Princeton Woods, Section Two, was filed with the Office of the Hamilton County Recorder on December 5, 2007, as Instrument No. 200700067840; and

WHEREAS, the Re-Plat for Princeton Woods, Section 2B, was filed with the Office of the Hamilton County Recorder on November 10, 2011, as Instrument No. 201100057996; and

WHEREAS, the Re-Plat for Princeton Woods, Section 2A, was filed with the Office of the Hamilton County Recorder on November 10, 2011, as Instrument No. 201100057997; and

WHEREAS, the Princeton Woods Community is subject to the Declaration of Covenants, Conditions and Restrictions for Princeton Woods ("Declaration") as recorded with the Office of the Recorder of Hamilton County, Indiana, on September 28, 2005, as Instrument # **200500064100**. The Declaration runs with the land as recorded and states that by taking a deed to any Lot within Princeton Woods each owner becomes a mandatory member of the Princeton Woods Homeowners Association,

Inc., an Indiana nonprofit corporation (hereinafter "Association"), and agrees to be subject to the covenants as well as the Articles of Incorporation; Code of Bylaws; and Rules for the Association; and

WHEREAS, the Association was incorporated pursuant to the above listed documents as a non-profit corporation pursuant to the Articles of Incorporation ("Articles") filed with, and approved by, the Indiana Secretary of State on November 1, 2005; and

WHEREAS, Article X of the Declaration states that the Board of Directors of the Association may promulgate such rules and regulations as it deems appropriate to regulate the use of any Common Areas to permit parking for purposes of loading and unloading passengers and materials. Those rules and regulations may include the towing of any vehicles parked in violation of Declaration, with no notice of towing required and at the vehicle owner's sole expense; and

WHEREAS, pursuant to the authority granted to the Board of Directors by the Declaration, the Board of Director(s) desires to adopt Rules and Regulations for the Association; and

WHEREFORE, the following Rules and Regulations are hereby approved and adopted by a majority vote of the Board of Managers of the Princeton Woods Homeowners Association, Inc. The provisions of these Parking Rules and Regulations do not conflict in any manner with any provision contained in the Declaration, By-Laws, or the Articles of Incorporation, and it is the intention of the Association that these Parking Rules and Regulations shall replace all formerly adopted Parking Rules and Regulations and Amendments thereto.

THEREFORE, the Association hereby adopts the following Parking Rules and Regulations as follows:

STORAGE AND PARKING OF VEHICLES

No boats, boat trailers, other watercraft, snowmobiles, recreational vehicles, trailers (open or enclosed), campers or camping vehicles, buses, mobiles homes, tractor/trailers, trucks (more than 8,000 pounds), motorcycles, mini- bikes, mopeds, unlicensed or inoperable vehicles, or any other vehicles of any description other than normal passenger automobiles (including cars, station wagons, sport utility vehicles, vans, and trucks less than 8,000 pounds) shall at any time be stored or parked on any Lot outside of a garage, or on any street (dedicated or non-dedicated) within the Development, or on any part of the Common Area or Common Facilities, either permanently or temporarily.

No vehicles of any kind may be parked for any length of time on any portion of the sidewalk, grass, yard, or other non-paved area within the Development, including the Lots. No owners or tenants shall repair or restore any vehicle of any kind upon any Lot, Common Area or Community Facilities, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

No garage may be altered or maintained in such a manner that the number of automobiles which may reasonably be parked therein is less than the number of automobiles that could have been reasonably parked in the garage.

NO STREET PARKING: NO SEMI-TRACTOR TRAILERS

No motor vehicle shall be continuously or habitually parked on any street, sidewalk, or public right of way (dedicated or non-dedicated) in the Development, it being the intent of the Association and this Declaration that vehicles be kept in driveways and garages.

No semi-tractor, semi-trailer, semi-tractor/trailer combo, box style, non-pickup style trucks or other similar large vehicles shall be permitted in the Development, with the exception of vehicles or commercial vehicles that are temporarily present for the sole purpose of performing or providing moving, construction, routine home maintenance or health care services for an Owner in the neighborhood.

The Association or Board has the right, but not the obligation, to remove or tow from any street (dedicated or non-dedicated), public place, or Lot within the Development at the Owner's expense any vehicle that is parked or stored in violation of this covenant or any parking rule adopted by the Board. The Association or Board may establish procedures to be used in enforcement of this covenant, including towing. If an Owner's vehicle is towed pursuant to this covenant or any rule, the Association, and any person or agent acting on behalf of the Association, shall not be liable for any damage, loss or expense incurred by the Owner as a result of a vehicle being towed from the Development. If the Association takes action to enforce any provision of this covenant or rule adopted pursuant thereto, including violation letters, towing, or legal action, the Association shall be entitled to reimbursement of all its costs and expenses, including, but not limited to reasonable attorney fees, of said enforcement activity or action from the party violating the covenant or rule.

The Board of Directors reserves the right to adopt further rules, in addition to the restrictions set forth herein, as granted to it by the Declaration.

[End of Rules and Regulations]

IN WITNESS WHEREOF, I, the undersigned, do state and affirm that the foregoing document was approved at a meeting by a majority of the Board of Directors of the PRINCETON WOODS HOMEOWNERS ASSOCIATION, INC. and hereby execute these Parking Rules and Regulations for the Princeton Woods Homeowners Association, Inc. and swear, affirm or certify, under penalties of perjury, the truth of the facts herein stated and that all requirements for passage have been complied with as of this 17 day of December 2021.

PRINCETON WOODS HOMEOWNERS ASSOCIATION, INC.

President:

President, PRINCETON WOODS HOMEOWNERS ASSOCIATION, INC.

Ryan Maifeld

ATTEST:

Secretary: David A Thorne

David A Thorne

Secretary, PRINCETON WOODS HOMEOWNERS ASSOCIATION, INC.

Date: 12/17/2021

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of December 2021, personally appeared Ryan Maifeld and David Thorne, who having been duly sworn, under the penalties of perjury, stated that they are the President and Secretary of Princeton Woods Homeowners Association, Inc., and signed these Parking Rules and Regulations for Princeton Woods, and acknowledges the execution of the foregoing document, for and on behalf of said corporation pursuant to the authority reserved by the Association in the Declaration, and who, having been duly sworn, stated that the representations contained herein are true.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My Commission Expires:

1/30/2026

Marissa J. Scheffler
Notary Public signature

Marissa J Scheffler
Notary Public name printed

Resident of Hamilton County

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Donald W. McInnes

This instrument was prepared by and should be returned to:

Donald W. McInnes, #25298-49, Attorney at Law, McNevin & McInnes, LLP, 5224 S. East Street, Suite C14, Indianapolis, IN 46227

