

**Common Area Parking Rules and Regulations**  
**South Harbour Master Property Owners Association**

Rev: 7 - May 10, 2022

Adopted May 11 2022

Amended June 10 2022

This policy repeals and replaces the parking policy adopted in 2008 and any other policies enacted prior to the adoption of this policy.

Be it known that:

- 1) South Harbour Master Property Owners Association (SHMPOA) has been charged with setting rules and regulations for the use of the Common Areas and the Properties as stated in Deed Book 2104 Page 574 of the Brunswick County Register of Deeds.
- 2) Various roads, rights-of-way, and parking lots have been deeded to SHMPOA as recorded by the Brunswick County Register of Deeds on December 22, 2006 in Book 2578, Page 0499 and on Dec 28, 2021 in Book 4770, Page 548 as common areas.
- 3) The private streets of South Harbour Village have been designed and built to "private road" standards of the North Carolina building code, which allows for reduced width roads that may not allow fire apparatus to park, fight a fire, and have other fire apparatus pass by to fight the fire from adjacent points of access, thereby increasing risk to member properties from the obstruction of roads and parking lot lanes. NC Fire Code 503.1.
- 4) Parking in South Harbour roads, rights of way, common areas and parking lots is limited in capacity and the owners and associations are desirous of obtaining a harmonious appearance that enhances their property values and obtains the benefits of increased property values to all members of our association.

Therefore, be it resolved that:

The common area roads in South Harbour Village (SHV) are:

Nester Dr.

OQuinn Blvd. and 30' entrance to OQuinn Blvd Ext.,

Minnesota Dr SE,

Melinda Ct. SE,

Kozart Ct. SE,

Elton Dr.,

Anderson Dr.,

Boss Court,

Glenn Cove Dr.,

Thomas Ct . SE,

Wyncie Wynd

and their respective rights of way.

The SHV common area parking lots are:

South Harbour Village marina parking lot,

Marked parking areas on Minnesota Dr. SE,

Marked parking areas at the SHV clubhouse,

Marked parking areas on Glen Cove Dr.

5) Parking in the SHV common area roads, rights of way, and parking lots is limited to SHV property owners, their guests, and customers of SHV businesses\*. There is no public parking in SHV common areas, roads, parking lots, or rights of way.

The SHMPOA board may waive this restriction for limited duration events. Owners, guests, SHV businesses and customers do not have permission to park on the SHV common area roads, parking lots or rights of way if the vehicle is not parked in compliance with all applicable parts of this policy.

6) Except as permitted below, parking of vehicles is prohibited in any of the following areas within the South Harbour common areas: roads, sidewalks, parking lot lanes, within 15 feet on either side of a fire hydrant, empty lots, posted No Parking zones, posted Fire Lanes, in front of driveways or within 25 ft of the intersection of public streets. NCGS 20-162, OI 28-10.5(a)(3), OI 28-10.5(a)(4), OI 28-10(d), OI 28-10(e), NCFPC 503.4, NCFPC 507.5.4.

7) Except as permitted below, parking of trailers, motor homes, or vehicles weighing 10,001 lbs. GVW or more is prohibited on all roads, rights of way, parking lots and common areas within SHV, except that trailers may be parked in a completely enclosed garage if no part of the trailer is visible from the road or any adjoining lot.

8) Parking in a handicap zone without displaying a current handicap permit is prohibited. OI 28-10(e).

9) Parking in the SHV parking lots must be within marked parking spaces only. Vehicles must fit entirely within a single space. OI 28-10.5(a)(9).

10) No inoperable vehicle or vehicle without a tag or current registration may be parked in the SHV roads, common areas, parking lots or rights of way except for operable golf carts. NCGS 20-77(c), OI 14-92(1).

11) Overnight parking in SHV parking lots, other than the marina parking lot, for more than three nights requires a permit issued by LRES in advance. Parking permits may be issued for up to 30 days and must be visible in the the front windshield of the parked vehicle. Permits may be transferred from one vehicle to another.

12) Storage of vehicles in any SHV parking lot by customers or guests is prohibited. Each customer or guest may utilize a maximum of one parking space in any parking lot for the duration of their stay in a residence in SHV or aboard a vessel docking at Safe Harbour Marina. Guest or customer vehicles parked continuously in the same parking lot space for three weeks or more are in violation of this policy. NCGS 136-30, NCGS 20-219.11, OI 28-12, NCGS 20-137.7(1).

13) SHV businesses whose place of business is registered at an address in the marina area may utilize more than one parking space in the marina parking lot for commercial vehicles

associated with the business subject to the conditions listed herein.

14) Parking in the common area roads, empty lots, and parking lots is permitted for vehicles or trailers (including vehicles weighing 10,001 lbs GVW or more) for bona fide business purposes for the duration of their business with an owner, guest or SHV business. Vehicles must be attended at all times, meaning the owner or operator must be available to immediately relocate the vehicle upon request of appropriate authorities or any SHV owner. Note that this permission does NOT allow parking in handicap spaces or fire lanes per NCGS 20-162(b).

15) Construction vehicles and trailers may park overnight on a job site or in a parking lot immediately adjacent to the construction activity. Evidence of construction is the display of a valid building permit posted on the job site. Construction vehicles or trailers may not park on lots next to a job site even with the owners permission. OI 28-10.1(c).

16) Prohibitions in this policy do not apply to emergency, public service or public utility vehicles whose operators are performing services for which they are responsible, nor do these prohibitions apply to vehicles belonging to persons under contract with the city, county, state or public utility to perform a public service while performing such service in SHV

17) By utilizing any of the SHV common areas, parking lots, roads or rights of way for parking, the owner of any parked vehicle appoints SHMPOA, SHMPOA's agents, employees and contractors, or any law enforcement officer as their agent to arrange for towing and storage of the vehicle at the owner's sole expense. The owner of the vehicle waives any notice and agrees to indemnify SHMPOA and SHMPOA's agents, employees, assigns and contractors against any liability or expense for loss of use, towing, storage, damage to the vehicle or any other cause. OI 28-10(c), OI 28-10.5.

18) Other SHV associations may have policies that are more restrictive than this policy. The most restrictive policy applies in addition to any lesser restrictive policies.

19) Hardship exceptions to this policy may be available for limited periods of time to owners with prior approval of SHMPOA. Contact LRES well in advance for more information.

20) Appeals of any actions taken under this policy may be delivered electronically or via USPS to LRES which appeal shall be heard in person or remotely by a panel of three members of the SHMPOA board within 14 calendar days of the appeal being received. The person initiating any action may also be heard. SHMPOA will not hear appeals if law or code enforcement arranged for the towing, storage or ticketing of a vehicle.

\*SHV businesses are those whose registered place of business is part of an SHV association. For example, the Yacht Club and the Fish Factory slips are not within an SHV association.