

POLICY FOR MOVING INTO OR OUT OF AUDUBON TRACE

For more than a year, owners have complained to the Board about the inconveniences often caused by owners or tenants moving in or out, and their lack of consideration with moving vans, moving trucks, rental trucks, and the use of POD-type storage containers. Often, these large, unsightly vehicles and containers are parked or left on one of our streets where they block traffic, or block parking spaces, and they are often left or parked on our property for more than a day.

Section 6.01 [as amended, eff. 7/1/02] of the By Laws prohibits storage of anything in the Common Elements without the Board's consent. This Section provides, in part: "The use, maintenance, and operation of the Limited Common Elements and Common Elements shall not be obstructed, damaged, or unreasonably interfered with by any Unit Owner. Nothing shall be placed or stored in or on the Common Elements without the prior consent of the Board, except as otherwise provided in these By Laws."

Further, Section 6.06 [as amended, eff. 11/5/92] of the By Laws specifically prohibits leaving personal property such as vehicles in the Common Elements. This Section provides: "No personal property such as bicycles, boats, motor homes, trailers, motor bikes shall be allowed to stand in the Common Elements or Limited Common Elements areas of the Building or grounds."

The Board has considered these complaints, and the needs of owners and tenants to be able to move their furnishings and belongings in and out of Units. Therefore, the Board has adopted the following Policy which shall, unless and until amended, revised, or revoked by the Board, govern the use of moving trucks, moving vans, rental trucks, and all POD-type storage containers within the Common Elements and Limited Common Elements of Audubon Trace. This Policy specifically pertains to the use of any such vehicles or containers in Unit driveways.

For purposes of this Policy, the word "property" shall mean the entire property of Audubon Trace, from the northernmost entrance at Jefferson Highway to the gate on South Drive, including all Audubon Trace streets, parking areas, and driveways.

Please add this Policy to your Owner Handbook.

The Moving Policy for Audubon Trace is effective immediately, and is as follows:

1. All loading, unloading, and moving-related activities shall be limited to the hours of 7 am to 10 pm.
2. No moving truck, moving van, or rental truck shall remain on the property overnight.

3. POD-type containers are not permitted at all anywhere on the Audubon Trace property. Prohibited containers include all containers without wheels, such as, but not limited to, those with the brand names “P-O-D”, “Go-Mini”, and “S-A-M”.
4. Any owner/tenant violating any of these rules may be subject to a fine, including the placing of a lien on the Unit prior to an act of sale. If a lien is placed on a Unit for violating this policy, the Association will seek full reimbursement from the proceeds of the sale of the Unit for all administrative costs, and legal fees and expenses incurred in filing the lien, collecting the fine, and cancelling the lien.
5. Moving trucks, moving vans, and rental trucks are never to be parked next to the curbing adjacent to the North or South pools, or next to or within 5' of a fire hydrant, or in any location on the property such that the vehicle blocks traffic. ▪