

**Preston Falls Villas**  
**Book of Resolutions Part 1., Item c.**  
**Parking**  
**Approved 12/03/2019**

**1. Purpose**

Parking in the Community of Preston Falls Villas - on the Service Road (West Side), in Driveways and on Crabtree Crossing must be addressed for these important reasons:

1. Double parking on the Service Road and or parking on the Circles can prevent an Emergency Vehicle (Ambulance, Fire Truck) and Town of Cary Service Vehicles (Recycle and Waste Trucks) from getting to their designated locations. In the case of an Emergency Vehicle, this could be a serious a matter.
2. Overnight Parking of Large Trucks, Trailers, Recreational Vehicles and Boats is not allowed by the CCRs.
3. Overnight parking of passenger vehicles limits access to driveways, damages lawns/landscape, obstructs views of the community, inhibits pick -up of trash/recycle, obstructs access for emergency vehicles, and in general degrades the appearance of the community.
4. Parking of waste trailers, placement of dumpsters and “Porta Jons” for overnight and longer create unsightly conditions and therefore requires review and completion of an Architectural Review Form.
5. Limited parking space is available in the community. Our garages were designed/provided to house our autos and not storage. While the CCRs do not mandate that we park in our garages, they do limit the use of garages for parking passenger vehicles.

**2. Parking Requirements**

- a) **Circles** - In order to allow emergency vehicles, large vehicles used for package delivery, and vehicles used for the collection of waste and collectibles, to safely convey the entrance, exit and circle roadway, parking on the circle per se and within twelve feet of the external radius of the circle is not allowed.
- b) **Double Parking on the Service Road** – Is not allowed due to the inability of Emergency and Service Vehicles to proceed. This means that cars cannot be parked directly opposite each other on the Service Road. Cars can be parked on each side of the Service Road, however; a minimum of 20 feet between the cars on opposite sides of the roads must be provided.
- c) **Parking between Circles** – Visitor/Vendor parking on the pinestraw in these areas is permitted due to the amount of parking on the Service Road. Parking on the remaining grass areas is not permitted.

- d) **Limitation of Truck Parking** - VI, Section 6. Limitation of Truck Parking and Other Vehicles states, “Trucks with tonnage in excess of one ton shall not be permitted to park overnight on the streets, driveways or parking areas otherwise within the Property”. The historical truck ratings of ½ ton, ¾ ton, and 1 ton are difficult to use in today’s truck market where tonnage or “payload capacity” can vary widely with frame type, drive, engines, box size and rear wheel configuration. Therefore, to qualify a vehicle under Article VI, Section 6, the BOD will use manufacturer’s “payload capacity” for the specific vehicle under evaluation.
- e) **Recreational Vehicles and Boats** - may be brought on to the premises for loading and unloading, but; must not be parked overnight.
- f) **Homeowners Passenger Vehicles** may not be parked overnight on the pinestraw sections of the Service Road unless the vehicle belongs to the Homeowner’s overnight visitor.

**Note:** *“We realize there will be occasions when Homeowners will need to park on the Service Road, but; this should be rare and not the norm nor repetitive.”*

### 3. Expectations for Garage Use for Optimum Parking in PFV

- For Standard 2 car garages 2 cars or 1 car and 1 Golf Cart
- For Standard 2 car garages with additional Golf Cart garages – 2 cars and 1 Golf Cart
- It should be noted that many Homeowners park 2 cars and a golf cart in their standard garage.

### 4. Vendor Parking

1. It is the Homeowner’s responsibility to ensure that vendors/contractors adhere to PFV Parking Requirements
2. When Vendor Parking exceeds a few vehicles, it is necessary to instruct their personnel to unload materials/tools and move their vehicles to Crabtree. While the marked bicycle lanes are for bike traffic, Cary Police works with us to allow service /contractor’s vehicles to park in the bike lane.
  - a. West Side - All vendors are required to park on Crabtree Crossing on Tuesday (trash/recycle day) after unloading their materials/tools.
  - b. East Side -Vender parking on Crabtree Crossing Parkway must be coordinated by the Homeowner to avoid interfering with trash and recycle pick up. Vender parking on Crabtree Crossing Parkway must allow room for school busses and other large vehicles to pass.

### 5. Enforcement

Enforcement will be accomplished through means currently prescribed in the CCRs for assessment and other compliance failures.