



IMPORTANT NOTICE

BEGINNING OCTOBER 17, 2016, ENFORCEMENT OF THE PARKING RULES AND REGULATIONS WILL BE IN FULL FORCE AND EFFECT

Dear Whispering Hills Residents:

October 5, 2016

Please be advised that the HOA Board of Managers recently had a meeting with Pat's Towing, Inc. regarding enforcement of the community's Parking Rules and Regulations, as well as addressing the many concerns of both Board Members and residents. We are aware that there was little to no enforcement for the past several months, a situation that has caused frustration and inconvenience to many of our neighbors. We apologize and are working to remedy the matter.

BEGINNING OCTOBER 17, 2016, ENFORCEMENT OF THE PARKING RULES AND REGULATIONS WILL BE IN FULL FORCE AND EFFECT

Enclosed please find a copy of the current Parking Rules and Regulations for your reference.

Please be reminded of the following: Any vehicles parked in any designated parking area within Whispering Hills **MUST** display a valid Whispering Hills Parking Permit. **If your permit is not intact, legible, or clearly identifiable please arrange with the office to obtain a replacement.** Vehicles without a clearly identifiable Parking Permit will be **TOWED AT THE OWNER'S EXPENSE BY AN OUTSIDE AGENCY**, currently, Pat's Towing Inc.

Pat's Towing, Inc. will be patrolling the area at any given time, day or night, for vehicles not properly parked per the Whispering Hills Parking Rules and Regulations. Any vehicles found parked in violation of the Parking Rules and Regulations or without visible parking permits will be towed and impounded at the vehicle owner's expense. **Also, any vehicle parked in a marked Snow Zone during a snowfall which exceeds (1) one inch will be towed and impounded at the owner's expense.**

To pick up your vehicle, **YOU MUST CALL 845-561-4004 or 845-778-1909** make arrangements prior to picking up your vehicle and for directions to the impound yard.

Pat's Towing Inc.

716 Route 211, Middletown, NY

Phone: 845-778-1909 or 845-561-4004

Towing Fee:	\$175.00 plus tax, <u>CASH ONLY</u>
Storage Fee:	\$55.00 plus tax, per calendar day, <u>CASH ONLY</u>
Drop Fee:	\$125.00 <u>CASH ONLY</u>

Visitors and non-permitted vehicles may park as follows:

- On Village of Chester Streets* (Whispering Hills Drive, Peach Lane, Apple Terrace, Clubhouse Place) in accordance with posted Village of Chester parking regulations. **However, please note: *There is no parking from 3am to 6am from November 1st to April 15th on Village of Chester streets.**
- In the Clubhouse I and II parking lots from 8:00 pm to 8:00 am the next morning.
- In the (18) parking spaces adjacent to the Clubhouse 2 tennis courts marked in green letters "VISITOR".
- In your garage

Temporary Parking Permits: It is the homeowner's responsibility to request a temporary parking permit for home health care aides, visiting nurses, cleaning personnel, contractors etc. who want to park in a designated Whispering Hills Parking Space.

Thank you. **Whispering Hills Home owners Association, Inc.**

Section 4.0 Parking and Vehicles

The following roadways in our community are not Whispering Hills property; they are municipal roadways of the Village of Chester; these roadways are governed by state and local laws. (Whispering Hills Drive, Apple Terrace, Peach Lane and Clubhouse Place).

- 4.01 Parking Permits Required:** All vehicles parked in any designated parking space on Whispering Hills property (with the exception of the two Clubhouse parking lots) must display a valid Whispering Hills Parking Permit on the left rear outside of the vehicle. In the case of a Hanging Permit, it must hang unobstructed from the rear view mirror whenever the vehicle is parked on Whispering Hills property. Permits displayed on or from other areas of a vehicle are not considered **Properly Displayed**. Improperly parked vehicles and vehicles without permits are subject to Fines and/or Towing at the Owner's Expense. Vehicles without permits may be parked in garages, on Village roadways or in Clubhouse lots. All such parking is subject to posted regulations and applicable vehicle and traffic laws.
- 4.02 Clubhouse/Visitor Parking:** All persons parking vehicles in Clubhouse 1 and Clubhouse 2 parking lots, visitor and any designated parking areas must follow all parking regulations for these areas.
- 4.03 Excessive Speed: The maximum speed in any driveway is 5 mph. Other roadways are posted and speed limits will be enforced.**
- 4.04 Blocking Access:** To mailboxes, fire hydrants or trash dumpsters is strictly prohibited.
- 4.05 Blocking Emergency Access:** PARKING IN DRIVEWAYS IS PROHIBITED. **Driveways are not recreational areas and must be kept clear and accessible at all times.** The use or storage of Skateboard Ramps, Hockey Nets, Basketball Hoops etc. in Driveways is prohibited.
- 4.06 Operation of Unlicensed Motor Vehicles:** in common areas or on community roadways is not allowed, this includes cars, trucks, motorcycles, snowmobiles, mini-bikes, four wheelers, etc. Unlicensed motor vehicles or vehicles which are in a state of disrepair may not be stored outdoors for longer than 48 hours.
- 4.07 Vehicle Storage:** The extended storage of vehicles licensed or unlicensed in designated parking spaces is prohibited, **with or without a parking permit. For special circumstances, contact the HOA office at 845-469-4018.**
- 4.08 Blocking Another:** It is not permitted to park a vehicle in such a manner as to restrict the access of another to their garage or walkway or to block access to any mailbox, trash shed or fire hydrant. **Parking in Driveways (except in designated parking spaces) is prohibited.**
- 4.09 Oversize Vehicles:** Oversize vehicles (i.e. vehicles that take up more than 1 parking space either in length or width) are not eligible for the current Whispering Hills Parking Permit Program and may not be parked in any designated parking space in Whispering Hills (except for vehicles in the actual process of loading or unloading), unless the parking area is specifically designated to allow larger vehicles. Any vehicle considered "Oversize" must park in the Clubhouse 1 or Clubhouse 2 parking lots.
- 4.10 Dangerous Action:** Vehicles are not to be left running in or to be backed into garages due to the danger of Carbon Monoxide build up in adjoining housing units. This is considered a dangerous action and rule will be strictly enforced, with significant fines assessed without additional warning.
- 4.11 Other Vehicles/Storage:** Boats, trailers, campers, buses, utility vehicles, rental trucks, moving pods, construction dumpsters etc. may not be parked in any Whispering Hills designated parking space. Requests to park in the Clubhouse 2 parking lot will be considered on a case by case basis by the HOA Board. Permission may be granted by the Board for no longer than 48 hours, upon review. Please contact the HOA office at 845-469-4018.
- 4.12 Misuse of Common Area by Vehicles:** Any mode of transportation is not permitted on any common grass area within Whispering Hills is prohibited.
- 4.13 Activities Prohibited:** Sledding or other snow related activities are prohibited on or in any common area within Whispering Hills.
- 4.14 Prohibited Parking:** Designated parking spaces are located throughout Whispering Hills. Parking in any non-designated or restricted area (except while in the process of loading or unloading) is prohibited. **Vehicles parked in front of garages for the purpose of loading and unloading will put flashers on and will be limited to 20 minutes.**
- 4.15 Failure to Keep Right:** All vehicles using any private roadway within Whispering Hills shall keep to the right while traveling or parked.
- 4.16 Snow Zones:** Vehicles must be removed from Snow Zones whenever a snowfall exceeds (1) one inch until (12) twelve hours after the snow stops falling.

**Snow Zones are located in ALL (4) PARKING SPACES at the end of sections:
1400 1800 1900 2800 2900 3100 3300 3500 3600 4000 4200**

- The seven (7) parking spaces adjacent to the 1500 building along the access road are marked Snow Zones
- The traffic circle at 1900/2000 is a Snow Zone
- Between 2311 and 2313, one (1) parking space is a marked Snow Zone
- Between 3411 and 3413, one (1) parking space is a marked Snow Zone
- Between 2711 and 2713, one (1) parking space is a marked Snow Zone
- The three (3) parking spaces across from the 4300 driveway (front of the tennis courts) is a marked Snow Zone