



REVISED PARKING RULES AS OF JANUARY, 2023

Section 1. Goal. The goal of these rules is to foster parking in a fair and effective manner that protects the expectations of the Owners, the overall appearance and property values of the Rush Creek Community, and fosters safety.

Section 2. Garage and Driveways. Residents shall make reasonable efforts to utilize available parking in their respective garage and driveway before parking on the streets or unassigned parking spaces.

Section 3. Unassigned and street parking. Except for garage and driveways, parking is only permitted within the marked parking spaces. Motorcycles may use the smaller areas for parking instead of a parking space for other vehicles. There is no parking on traveled portions of Falling Brook, Painted Leaf, Quiet Stream, and Silent Spring. There is no parking on Rush Creek Way except along the north side from Falling Brook to a few feet east of the circle at the intersection of Rush Creek Way and Painted Leaf. **NO** Pickup trucks. Vans, commercial vehicles or larger SUV's (examples include but are not limited to Chevrolet Suburban or Ford Expedition) can be parked on the center island.

Section 4. Number of Vehicles. To ensure equal opportunity to use and enjoyment of parking beyond the garage and driveways, as well as foster access for guests and visitors, Residents are limited to parking one (1) vehicle in an unassigned or street parking space ("common space"). Further, any vehicle using a common space cannot be located in the same space for more than 72 hours; said vehicle is subject to towing.

In addition to the foregoing, Residents are limited in the total number of vehicles that may be kept in the Community to the number of persons occupying the Lot that have a valid driver's license plus one.

Section 5. Vehicle Maintenance and Sidewalk. No vehicle may be parked or stored in such a way as to block or impede a roadway. A vehicle shall fit entirely in a driveway. No vehicle shall be parked or stored in such a manner as to obstruct a sidewalk or pedestrian pathway. Except for emergency repairs, repairs lasting twenty-four (24) hours or less in duration, and washing, no other maintenance or repairs shall be conducted within the Subdivision unless done so in an enclosed garage.

Section 6. Impermissible Visible Vehicles. Consistent with the ordinance of Maryland Heights, commercial vehicles, boats, trailers, recreational vehicle, etc., are prohibited from being parked or kept within the Community unless they are kept within a garage. Further, a vehicle shall be deemed to be abandoned if it is unable to move under its own

power or if the vehicle is not currently licensed and registered. The use of a go-cart, golf cart, all-terrain vehicle (ATV), dirt bike or any other type of motorized vehicle is not permitted.

Section 7. Dumpster and Storage Containers. No person shall park or keep a Dumpster or Portable Storage Unit (such as PODS) on his Lot without prior consent of the Board. Permitted use of Portable Storage Unit or Dumpster shall not exceed fourteen (14) days unless approved by Board.

Section 8. Unlicensed or Expired License Vehicle. No vehicles may be parked within the community unless there is a license plate displayed on the vehicle with an unexpired license plate tag. Unlicensed vehicles are subject to towing.

Section 9. Remedies and Enforcement. Any violation of these Rules may be enforced, after notice and opportunity to be heard (except for emergencies), by levying a reasonable fine and/or towing of the offending vehicle or other object, at the expense of the Owner and/or violating person. Owner shall be responsible for any fine incurred by such violating person associated with such Lot. Said remedies shall be supplemental to any relief and remedies otherwise provided in the Indentures, applicable ordinances and laws of the State of Missouri.

Section 10. Limitation of Liability. Association shall not be liable for injury or damage to persons or personal property caused by a vehicle even if such vehicle was not permitted to be used within the Subdivision.