

**AMENDMENT TO RULES OF  
HILLSIDE PLACE AT NEW BRITAIN CONDOMINIUM ASSOCIATION, INC.  
ARTICLE VI - Motor Vehicles**

In accordance with the Condominium Documents of Hillside Place at New Britain Condominium Association, Inc. (henceforth, Association), the Board of Directors (henceforth, BOD) has established policies to safeguard the proper use of the parking lot and spaces for the benefit of Hillside Place Condominium unit owners. These policies are provided here and can be amended by the BOD at any time; any changes to the policies will be disseminated to the unit owners.

**Section 6.1 - Compliance with Law.**

(a) All unit owners shall observe and abide by all Association policies, as well as Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances on the road and parking areas of the Association's property.

(b) Nothing in this set of policies shall be construed to hold Hillside Place Condominium, its BOD, or the Association's Managing Agent responsible for any damage to vehicles or loss of property from vehicles parked in the Common Area.

(c) All Resident and Non-Resident vehicles shall comply with Hillside Place Condominium parking policies.

**Section 6.2 - Registration**

(a) All Hillside Place Condominium resident vehicles must be registered with the State of Connecticut Department of Motor Vehicles and with the Association's Management Company by the completion of a parking form available from the Association's Management Company (attached as exhibit A.)

(b) All vehicles that are not registered with the Association through the Association's Management Company will be considered Non-Resident vehicles.

### **Section 6.3 - Parking Tags and Their Use On Association Property**

- (a) Upon registration and the completion of two copies of the Parking Tag Receipt Form (attached as exhibit B), each unit owner will be issued 4 (four) current Parking Tags.
- (b) The Parking Tags will carry the number of the Reserved Parking Space assigned to the unit owner.
- (c) Any vehicle parked in an assigned Reserved Parking Space must display current Parking Tag on the center rearview mirror or on the dashboard above the Vehicle Identification Number (VIN) or, in the case of a vehicle lacking a secure interior or a center rearview mirror, with a device that can be locked near the VIN.
- (d) Any vehicle parked in a Visitor Space between the hours of 10:00 P.M. and 7:00 A.M. must display a Parking Tag issued to a Unit Owner.
- (e) The current Unit Owner shall pass the four (4) Parking Tags to the new owner during resale.
- (f) Replacement Parking Tags can be purchased from the Association's Managing Agent at a fee to be set at the Association's annual budget meeting.

### **Section 6.4 - Assigned Reserved Parking Space.**

- (a) Each unit has one assigned Reserved Parking Space.
- (b) Any vehicle parked in an assigned Reserved Parking Space, which does not properly display the corresponding Parking Tag, shall be subject to towing without notice and at the vehicle owner's expense.
- (c) The unit's assigned Reserved Parking Space is indicated on the most recent Hillside Place Parking Lot Map & Space Assignments (henceforth Parking Lot Map, attached as exhibit C). Updates of the Parking Lot Map will be disseminated to Unit Owners.
  - (1) No signs, initials, numbers, lines, or other markings, displays or alterations of parking spaces may be made without the prior written consent of the BOD.

(2) This does not restrict the BOD from making such markings at their discretion.

(d) The assigned Reserved Parking Space must be used before use of a Visitor Parking Space.

(e) The location of an assigned Reserved Parking Space may be changed by the Association's BOD after notification and discussion.

(f) At the Annual Meeting, unit owners may request that a change in the location of their assigned Reserved Parking Space be considered by the BOD. For a change to be considered, the unit owner must possess four valid Parking Tags previously issued with the number of the Reserved Parking Space wishing to be changed. These Tags must be surrendered to the association or its management company for use by the owner or resident newly assigned. Change of a Reserved Parking Space can only be to another Reserved Parking Space. Change to another Reserved Parking Space must be with agreement by the owner of the effected Reserved Parking Space.

### **Section 6.5 - Visitor Parking Spaces**

(a) All Visitor Parking Spaces, identified by VISITOR or VISITOR SNOW, are available for vehicles of Visitors and Residents' use on a first come, first served basis, without any claims of convention.

(b) Any vehicle parked in a Visitor Parking Space, which does not properly display a Parking Tag assigned a unit owner, shall, between the hours of 10 p.m. and 7 a.m., be subject to towing without notice and at the vehicle owner's expense.

(c) Should any vehicle wishing to park at Hillside Place Condominium, finding no Visitor space available and not have the appropriate RESERVED space tag, even though RESERVED spaces are available, the vehicle must find parking off Hillside Place Condominium's property.

### **Section 6.6 - Approved Vehicles**

(a) For purposes of this parking policy, an approved vehicle shall be any conventional passenger vehicle, van, motorcycle, pickup and light truck, and emergency vehicle, except for unapproved vehicles as defined in Section 6.7 - Unapproved Vehicles.

(b) Except for motor assisted apparatus and wheel chairs as permitted by state law, all motor vehicles used or parked on the property must display a current license plate.

(c) Construction equipment used in the actual repair, construction or maintenance of the Association Property shall not be restricted during such use.

### **Section 6.7 - Unapproved Vehicles**

For purposes of this parking policy, the following vehicles are not considered to be approved vehicles:

(a) Any vehicle of any type which exceeds 18 feet in length, 8 feet in height, or 3 1/2 tons in gross weight.

(b) Any trailer, motor home, mobile home, recreational vehicle, or boat, except when carried on top of an approved vehicle, and without exceeding 18 feet in length, 8 feet in height, or 3 1/2 tons in gross weight.

(c) Any commercial vehicle. For the purpose of this policy, a "commercial vehicle" is a vehicle of any type which bears any commercial advertising signs, writing or initials; or any vehicle used or obviously intended for use as a work vehicle, such as open carriage of pipes, lumber, ladders, tools or other equipment or materials.

(d) Snowmobiles, off road vehicles including trail bikes, and four-wheeled drive vehicles are prohibited, except where licensed and equipped for passage on public highways.

### **Section 6.8 - Restricted Uses**

(a) Vehicles may not be parked in such a manner as to block access or egress to or from the property or any parking space.

(b) Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading.

(c) For vehicles or storage units to facilitate residents moving in or out; commercial vehicles carrying a sign advertising a business; trucks, vans and vehicles having capacity of more than 3 and 1/2 tons in gross weight; trailers of any kind; and vehicles with more than four single-tired wheels, the

Association's Management Company is to be contacted in advance for permission and instructions.

- (d) Motor vehicles shall not be disassembled, repaired, rebuilt, painted, washed, or constructed on the property, with the single exception of repairs not involving immobility in excess of two hours.
- (e) Changing and disposing of motor oils or other vehicular fluids, or the leaking thereof, anywhere on Association property is prohibited.
- (f) No vehicle may be stored on Association property at any time.
- (g) The speed limit on Association property is 5 miles an hour.
- (h) Vehicles may not be parked in such a manner as to block access to the fire hydrant and the ramp (designated as Handicap & Hydrant Egress on the Parking Lot Map), the entry area by the main steps (designated as Walk Egress on the Parking Lot Map), the mailboxes, the area where the sidewalk meets the road near the mailboxes, and the dumpsters.
- (i) During times of repair, construction, or maintenance to the association's property, signs will be posted to warn vehicle drivers to park away from the work area.

### **Section 6.9 - Snow and Ice Procedures**

- (a) When wintry precipitation is predicted, any and all vehicles are to park in a space other than those designated VISITOR SNOW.

Spaces designated as VISITOR SNOW shall remain free of all vehicles during plowing operations. Plowing operations includes, but are not limited to, (1) spreading ice melt material, (2) moving or removing wintry precipitation (snow, sleet, and/or ice), and (3) piling the snow and ice.

- (b) Any vehicle found to be in a VISITOR SNOW marked space, during the period described in (a) above, may be towed without prior notice and at the vehicle owner's expense. The snow contractor determines when to plow and towing may be initiated by the plow operator.
- (c) Any vehicles parked in such a manner that restricts the plowing contractor's safe and clear access to the driving areas in the parking lot for the purpose of ice control and snow removal may be towed without prior notice and at the

vehicle owner's expense, regardless of the space being marked RESERVED or VISITOR SNOW.

(d) Residents are to move their cars to an open space while the contractor is plowing, i.e., removing snow, sleet, and/or ice from parking areas. If the car is not moved, it is the resident's responsibility to clear the space and surrounding area.

(e) In the event that Hillside Place Condominium needs parking spaces in excess of the designated VISITOR SNOW spaces, the BOD has the right to use other spaces, including Reserved Parking Spaces, as needed. If a Reserved Parking Space is used, the Management Company will assign a temporary space and communicate this information to the effected unit owner.

### **Section 6.10 - Authority to Request a Tow**

Only the association's property management company and the plow operator engaged in plowing operations have authority to contact the independent towing company to request a tow.

### **Section 6.11 - Enforcement of Rules and Regulations**

(a) Vehicles in violation of the rules, except as noted above, will be subject to towing by an independent contractor 24 hours a day, without warning, at the vehicle's owner's expense, and/or the revocation of parking permits or privileges. The Association accepts no responsibility or liability for the actions of the independent towing contractor.

(b) Following Notice and Hearing, a fine of \$25 per day may be levied by the BOD against a unit owner violating these rules.

### **Section 6.12 - Granting of Exceptions**

Under extenuating circumstances, unit owners may request an exception of a parking related policy, which will be decided by the BOD on a case by case basis. A unit owner's request will be reviewed at the next scheduled BOD meeting. The unit owner shall be obligated to follow all Parking Policy provisions until such time as an exception is granted.

(Officially enacted January 1, 2010, revised October 2011 and July 2013.)

**Hillside Place at New Britain Condominium Association, Inc.  
Unit Owner Information Sheet**

**Unit #:** \_\_\_\_\_

**Exhibit A**

Mailing Address (if different from Unit's Address)	Contact Information
Name _____	Home Phone _____
Address _____	Other Phone _____
_____	Home Fax _____
City _____	Work Phone _____
State _____	Cell Phone _____
Zip _____	Work Fax _____
Home E-mail _____	Work E-mail _____

**Tenant Information.** If you or a direct member of your family does not occupy the Unit, please fill out this section and return with a copy of a current lease.

Name \_\_\_\_\_ Tenant Email: \_\_\_\_\_  
Home # \_\_\_\_\_ Work # \_\_\_\_\_ Other # \_\_\_\_\_

I \_\_\_\_\_ (signature) certify that my tenant has been provided with a copy of the rules and regulations of Hillside Place at New Britain Condominium Association, Inc..

**Vehicle Information**

Make	Model	Color	Plate #
_____	_____	_____	_____
_____	_____	_____	_____

**Pet Information**

Pet Name	Type	Breed	Inoculation Date	Tag #	Tag Exp Date
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

**Mortgage Information**

Mortgage \_\_\_\_\_ Account # \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

If an emergency occurs, please contact: \_\_\_\_\_ Phone # \_\_\_\_\_

Connecticut state law requires that your unit be equipped with a smoke detector. Also, the use of kerosene heaters or propane tanks is illegal. Finally, we recommend each unit be equipped with fire extinguishers.

Please return this form to: Hillside Place at New Britain Condominium Association, Inc.  
c/o Vision Management, LLC  
PO Box 203  
West Simsbury, Connecticut 06092-0203  
Fax: (860) 760-6977  
E-mail: support@visionmgmt.com

Exhibit B  
Hillside Place at New Britain  
Condominium Association, Inc.

Parking Tag Receipt Form

The undersigned unit owner(s), or resident, at Hillside Place at New Britain Condominium Association, Inc. hereby acknowledges they have received the following parking tags.

Space Number: \_\_\_\_\_ # of Tags Received: \_\_\_\_\_

Unit Number: \_\_\_\_\_ Received Date: \_\_\_\_\_

Given this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Unit Owner: \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

Unit Number: \_\_\_\_\_

Hillside Place at New Britain Condominium Association

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature



# Exhibit C

V & S	22
V & S	23
V & S	24
V & S	25
V	26
V	27
V	28
V	29
Reserved	30
Reserved	31
Reserved	32
Reserved	33
Reserved	34
Reserved	35
Reserved	36
Reserved	37
Reserved	38
Reserved	39
Reserved	40
V	41
V	42
V	43

21	V & S
20	V & S
19	Reserved
18	Reserved
17	Reserved
Walk & Hydrant Egress	
16	Reserved
15	Reserved
14	Reserved
13	Reserved
12	Reserved
11	Reserved
10	Reserved
9	Reserved
Walk Egress	
8	Reserved
7	Reserved

### HILLSIDE PLACE PARKING LOT MAP & SPACE ASSIGNMENTS

(Effective September 8, 2011)

Space numbers are in the shaded box at the entrance to each space.

Each unit has one assigned parking space.

NO parking in the Egress spaces EVER.

Spaces marked V & S (20-21, 22-25, 44, 51-53) are to be kept free of vehicles during periods of wintry precipitation. The plow has to have room to maneuver and pile the snow and ice.

ALL vehicles must display a valid parking tag between 10:00pm – 7:00am.

ANY vehicle not abiding by the above will be towed at the owner's expense.

V = Visitor      S = Snow

Updated 1/2014



BUILDING LOCATED HERE

Reserved	Reserved	Reserved	Reserved	Reserved	Reserved
6	5	4	3	2	1

Trash Area

VEHICLE  
ENTERS  
HERE

44	45	46	47	48	49	50	51	52	53
V & S	V	V	V	V	V	V	V & S	V & S	V & S

**NOTES ON THE AMENDMENT TO RULES,  
ARTICLE VI. MOTOR VEHICLES**

1. **For issues, questions, and complaints regarding motor vehicles and parking, contact Vision Management LLC.**

Vision Management, LLC  
PO Box 203  
West Simsbury, CT 06092-0203  
Tel: (860) 242-4131  
Fax: (860) 760-6977  
E-mail: [chris@visionmgmt.com](mailto:chris@visionmgmt.com)

2. **Our independent towing company is Empire Motors, Inc.**

**For retrieval purposes only**, contact information for Empire Motors is as follows:

57 St. Clair Ave., New Britain, CT 06051  
Tel: (860) 223-8965  
Fax: (860) 223-0348

3. **For residents with more than one vehicle:**

Only a vehicle bearing the assigned Parking Tag is to park in an assigned Reserved Parking Space at any time, day or night. Any vehicle, whether or not with an assigned Parking Tag, can park in a Visitor Space between 7:00 A.M. and 10:00 P.M. To avoid being towed, all vehicles parked in Visitor Spaces between 10:00 P.M. and 7:00 A.M. must display an assigned Parking Tag.

Because the number of vehicles allowed to park in a Reserved Parking Space is considerably fewer than the number allowed to park in a Visitor Space, it is reasonable and just that the assigned Reserved Parking Space be used before a resident makes use of a Visitor Space.

4. **For residents anticipating many visitors and vehicles:**

On-street parking spaces are available on S. High St., Court St., and W. Main St.

In addition there are two (2) municipal parking garages, both—according to Google Maps—.3 miles from Hillside Place: one, Badolato Garage at Washington and Columbus, with an entrance from both; the other, Szczesny Garage on Chestnut, just beyond the location of the new Police Station. During the week from 5 p.m. to 8 a.m., and weekends from 5 p.m. Friday to 8 a.m. Monday, as well as City-observed holidays, metered spaces in both municipal garages are free and monitored, but not ticketed, by the New Britain Police.

5. **For questions of vehicle parking approval:**

Contact Vision Management (see above).

6. **For parking of non-motored two- and three-wheeled vehicles:**

Contact Vision Management (see above).

7. **To avoid snow and ice related problems at Hillside Place:**

The City of New Britain provides two programs.

One is monthly parking at both municipal garages (see #4, above): parking in these garages is for anytime, day and night, weekday and weekend, during the month covered by a monthly pass. The pass for each garage can be purchased for a nominal fee at New Britain City Hall, Property Management Office, 27 West Main Street, New Britain, CT 06051.

Second, free parking at both municipal garages is available during parking bans.

(July, 2013)