

Morris Place Condominium Association, Inc.

Morristown, NJ 07960

Dear Residents:

Attached is the Association's Parking Resolution, which outlines the parking policies of Morris Place. As you know, the community's parking is severely limited, so these rules will be strictly enforced beginning July 15, 2006 to ensure spaces are available for guests when they visit and so emergency vehicles can maneuver along our street.

Here is an overview of the rules in the resolution:

- **All resident cars must be registered and display a Morris Place parking sticker.** Stickers should be placed on the left bottom corner of the rear window. Residents must keep their Morris Place registrations current.
- **Parking along sidewalks, in front of driveways or along/on any curb on Taft Lane is prohibited.** Parking in these areas blocks the roadway. In an emergency, ambulances or fire engines cannot maneuver around these vehicles parked along curbs.
- **Residents must utilize their garage and driveway for parking before using any other spaces.** The POS states that each unit has exactly two parking spaces: the unit's drive and garage.
- **Residents who have more than two vehicles should contact Taylor Management to request an application for special permit parking.** The privilege to use special permit parking is on a first come, first serve basis, and there will be a limited number of special permit parking spaces available at the back of the community. Special permit spaces will be designated by signs and green paint on the roadway.
- **Residents who desire to use special permit parking will be charged \$240.00 per year and may park one vehicle at a time in spaces marked "Special Permit Parking Only" at the back of the property.** Residents who have already paid for the privilege to use this special permit parking will be "grandfathered" in with regard to the yearly fee. Beginning October 1, 2006, they will be assessed the yearly fee specified by the resolution.
- **Residents may not park in visitor spaces at any time.** Visitor spaces are those that are not designated as "Special Permit Parking Only."
- **Residents who do not follow these rules will be fined and/or have their vehicles towed without warning.** All towing charges are the responsibility of unit owner associated with the vehicle.
- **Residents are responsible for their guests and will be fined for guests who do not follow the parking policies of Morris Place.** All guests must use visitor parking spaces or the driveway of their host's unit.

Please read the entire resolution for a complete list of the rules that will be enforced in the community.

The Morris Place Board of Directors recognized early on that parking would be a significant issue in the community and deliberated how to handle it for many hours over the past two years. The resulting parking resolution, developed by the Board in consultation with management and counsel, aims to provide fair access to visitor spaces for all residents.

Thank you for your cooperation.

Board of Directors