

Motorized Transportation Device Policy (Effective February 20, 2023)

Due to limited parking availability on the property as well as for the safety of all residents, the Board of Directors has adopted a policy regarding motorized transportation devices.

Whether motorized, mechanized or powered manually, no transportation devices of any kind (scooters, bikes, motorcycles, skateboards, hoverboards, etc) are allowed to be ridden in breezeways, handicap ramps, sidewalks, inside the pool area, on the grass or any landscaped area. The only place any of these transportation devices can be ridden on Hembree Creek property is our paved/asphalt areas *excluding* any hashtag marked areas.

Gas-Powered Scooter or Similar Transportation Devices:

- Due to limited parking availability on the property as well as for the safety of all residents, these gas-powered devices are not allowed to be stored inside a unit, on a porch, in the breezeway or any other common area including a parking space or anywhere else on the property **except** the designated area. The designated area is the concrete pad located immediately to the right of the pool. The Association has installed a storage rack that's suitable for parking all variations of scooters and similar transportation devices (excluding motorcycles).
- If a gas-powered scooter or any similar transportation device is found anywhere else on the property other than the designated area, the unit owner will be subject to a violation and a fine. Fines will start at \$50 for first offense, \$100 for 2nd offense, and increase by \$50 each time thereafter. Device is subject to be removed or towed at owner's expense.
- If you would like to use a cover to protect your scooter or similar transportation device, you may do so but it must be compliant with our vehicle cover policy regarding color, appropriate size and securely fastened so it doesn't blow off. See the Vehicle Cover Policy posted on our website at www.hembreecreek.com.
- Whether they are gas, electric or mechanized by other means, scooters and similar transportation devices, they are required to be registered with the Association. Please contact our property manager and provide make/model, color, etc...
- We strongly recommend that you purchase a lock to secure your scooter or any other similar transportation device to the storage rack. Neither the Association, its Board of Directors, nor CMA are responsible for any theft or damage that may occur.
- Gas cans are not allowed to be stored inside a unit, on a porch, in the breezeway or any other common area or anywhere else on the property which includes anywhere outside the gate along Streamside Drive.
- Our Association covenants prohibit residents from performing maintenance or making repairs on their cars anywhere on the property. Therefore, performing maintenance or making repairs to scooters & similar transportation devices are also prohibited anywhere on the property.

Electric or Mechanized Scooters:

- If you have an electric scooter or any other similar transportation device that is electric or mechanized not using gas, it can be stored inside your unit or on your porch. It may also be placed in the storage rack provided by the Association located next to the pool.
- It **cannot** be stored in a parking space, breezeway or any other common area or anywhere else on the property.
- If an electric scooter or any other similar transportation device that is electric or mechanized not using gas, is found anywhere else on the property other than your unit, your porch or the storage rack provided by the Association, the unit owner will be subject to a violation and a fine. Fines will start at \$50 for first offense, \$100 for 2nd offense, and increase by \$50 each time thereafter. Device is subject to be removed or towed at owner's expense.

- If you would like to use a cover to protect your scooter or similar transportation device, you may do so but it must be compliant with our vehicle cover policy regarding color, appropriate size and securely fastened so it doesn't blow off. See the Vehicle Cover Policy posted on our website at www.hembreecreek.com.
- Whether they are gas, electric or mechanized by other means, scooters and any other similar transportation devices, are required to be registered with the Association. Please contact our property manager and provide make/model, color, etc...
- If you opt to use the storage rack, we strongly recommend that you purchase a lock to secure your scooter or any other similar transportation device to the storage rack. Neither the Association, its Board of Directors, nor CMA are responsible for any theft or damage that may occur.
- Our Association covenants prohibit residents from performing maintenance or making repairs on their cars anywhere on the property. Therefore, performing maintenance or making repairs to scooters & similar transportation devices are also prohibited anywhere on the property.

Motorcycles:

- Motorcycles are to be parked in a parking space. They are not allowed to be stored anywhere on the property other than a parking space.
- If a motorcycle is found anywhere else on the property other than a parking space, the unit owner will be subject to a violation and a fine. Fines will start at \$50 for first offense, \$100 for 2nd offense, and increase by \$50 each time thereafter and is subject to be towed at owner's expense.
- If you would like to use a cover to protect your motorcycle, you may do so but it must be compliant with our vehicle cover policy regarding color, appropriate size and securely fastened so it doesn't blow off. See the Vehicle Cover Policy posted on our website at www.hembreecreek.com.
- They are required to be registered with the Association. Please contact our property manager and provide make/model, color, etc...
- Neither the Association, its Board of Directors, nor CMA are responsible for any theft or damage that may occur.
- Our Association covenants prohibit residents from performing maintenance or making repairs on their cars anywhere on the property. Therefore, performing maintenance or making repairs to scooters & similar transportation devices are also prohibited anywhere on the property.

Bicycles:

- Manual, electric or non-gas mechanized bicycles can be stored on your porch or inside your unit. You may also utilize the storage rack provided by the Association located by the pool.
- If a bicycle is found anywhere else on the property other than your unit, your porch or the storage rack provided by the Association, the unit owner will be subject to a violation and a fine. Fines will start at \$50 for first offense, \$100 for 2nd offense, and increase by \$50 each time thereafter and is subject to be removed at owner's expense.
- If you would like to use a cover to protect your bicycle, you may do so but it must be compliant with our vehicle cover policy regarding color, appropriate size and securely fastened so it doesn't blow off. See the Vehicle Cover Policy posted on our website at www.hembreecreek.com.
- If you opt to use the storage rack, we strongly recommend that you purchase a lock to secure your bike to the storage rack. Neither the Association, its Board of Directors, nor CMA are responsible for any theft or damage that may occur.
- Motorized/mechanized or electric bicycles are required to be registered with the Association. Please contact our property manager and provide make/model, color, etc...