

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT POLICY REGARDING  
PARKING IN DISTRICT COMMON AREAS**

1. Definitions.
  - A. “Parking” shall be defined as the permanent or temporary placement of any portion of any vehicle, whether such vehicle is motorized or non-motorized.
  - B. “Patrons” shall have the meaning assigned to it in the Policies Regarding District Amenity Facilities.
  - C. “Vehicle” shall be defined as a contrivance of any form, used to carry people or objects from one place to another.
2. The District owns certain Common Areas, depicted in **Exhibit A**, and maintains landscape improvements thereon. In order to prevent damage to landscape improvements in the Common Areas and to maintain the appearance of the community, parking in the Common Areas is prohibited.
3. Any vehicle parked in Common Areas or in Tow-Away Zones in violation of this policy shall be deemed “unauthorized” and may be subject to towing/removal at its owner’s expense. The Amenity Manager may act on behalf of the District in determining whether a vehicle is parked in violation of this policy and whether it should be removed.
4. Persons who violate these Policies may be required to compensate the District for damage to the landscape improvements caused by such violation, to reimburse the District for any fees or expenses it incurs due to a “call back” of its landscape maintenance contractor in order to mow or otherwise maintain any Common Area that was inaccessible on the scheduled maintenance date due to such violation, or to make restitution to the District for any other damages, expenses or costs incurred due to such violation.
5. Patrons shall be responsible for their tenants’, guests’, and invitees’ adherence to these Policies.
6. **The District shall not be responsible for any injury or damage to persons or property resulting from or related to, parking in the Common Areas.**