

Whispering Meadows Board Policy**No. 601-0325****Rules and Regulations: Vehicle Parking**

For Members, occupants of the household and visitors parking within Whispering Meadows real property and/or townhomes property, this Board Policy is governed by Covenants Article X, Sections 5 & 10.

Article X, Section 5: Parking and storage of dangerous material:

The storage within a garage shall not be so great as to cause an Owner/Resident to not be able to park their vehicle in the garage.

Article X, Section 10: Rules Applying to Street Parking:

1. Parking on the street may only be temporary. There should be NO parking of vehicles regularly, continuously, or for more than 48 hours on any street in Whispering Meadows.
2. No vehicle should park on the streets or driveways to obstruct ingress and egress (entering and departing). This includes families, guests, and invitees, except in the case of emergencies, construction, or service vehicles. In the case of emergencies, the parking should be limited to as brief in time as possible.
3. In the case that snow or ice is forecast, no resident should park any vehicle on the street, within 12 hours of the snow/ice event.
4. In the event that an unknown vehicle is parked on the street for more than 48 hours and seems to be abandoned, the Independence Police Department should be contacted so the vehicle can be towed.

Rules Applying to Driveway Parking

5. One personal automobile, but NO truck(s) may be parked overnight in an Owner/Resident driveway. All trucks have to be parked in the garage overnight.
6. Visitors may park vehicles (autos and trucks 1/2 ton or less) on the driveway temporarily. This period of time should not exceed seven (7) days. Parking permits can be obtained from Block Captains for more time, temporarily. (It is suggested that if more time is needed, that the visitor's vehicle is put in the garage, and the Owner/Resident park on the driveway.)
7. After Notification, failure to adhere to the provisions of Article X, Sections 5 & 10 of the Covenants, or the Parking Rules and Regulations, will be subject to a fine of \$25 weekly, a loss of privileges, and any other applicable consequences that are from the governing documents of the Association.

Rules Applying to Special Vehicles:

1. No trucks greater than 1/2 ton are permitted to park in the Townhome/Villa property, except in the case of emergency, construction, delivery, or service vehicles.
2. No boat, camper, trailer, bus, commercial truck, RV, or mobile home may be parked or stored or kept within the Townhome/Villa property, or Clubhouse grounds, except for loading and unloading, which is to take place within no more than 48 hours.
3. No person(s) will be permitted to cook or sleep in any vehicle or trailer at any time and for any reason whatsoever when that vehicle/trailer is located on Townhome/Villa property.

4. Golf carts registered and in compliance with the laws of the city of Independence, Missouri, may be driven on HOA streets, not sidewalks, pathways, common grounds, or natural areas. Carts must be parked in the garage.

City of Independence: Vehicle Parking Codes

1. No parking of any vehicle is allowed within 5 feet of a fire hydrant or within a fire lane.
2. No parking is allowed in front of a private road, alley, driveway, or within 10 feet thereof.
3. No parking is allowed on or to block any sidewalk.
4. No parking allowed on a crosswalk.
5. No parking allowed within an intersection
6. No parking is allowed within 20 feet of an intersection (except officially marked spaces).
7. No parking is allowed in front of any mailbox that would restrict access by the USPS or Resident(s).
8. No parking is allowed for more than 48 hours on city streets. (Whispering Meadows streets are owned by the city.)

The City of Independence is responsible for any code violations. Report code violations to the contact numbers 836-3600, or 325-7300 (non-emergency).

Revised and approved by the Board of Directors on March 17, 2025.

Approved by the Board of Directors July 22, 2004

Revised and Approved by the Board of Directors July 16, 2007; August 15, 2011; February 20, 2012; February 16, 2015; June 15, 2015; November 21, 2016; March 16, 2020; April 10, 2021; and July 21, 2024.