



## Parking Rules, Regulations, Enforcement Procedures

Adopted: Feb. 13, 1998 (*Amended and Restated Declaration of Covenants*)

Updated: June 19, 2019

### REFERENCES:

Exhibit "C" Initial Use Restrictions and Rules – "The following activities are prohibited within the Properties unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

2(a) - Parking of any vehicles on public or private streets or thoroughfares, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than enclosed garages; provided, construction, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Areas;

2(t) – Any activities which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within the Properties...;

2(v) – Operation of motorized vehicles on pathways or trails maintained by the Association, except that golf carts may be operated on cart paths intended for such purposes;"

### ISSUES:

- 1) Continued infractions by contractors parking on Common Area sod, pine straw beds, causing damage to sod, irrigation heads;
- 2) Continued infractions by contractors parking on private lot sod, usually on areas between the sod and street, causing damage to homeowner sod, irrigation heads;
- 3) Continued infractions by homeowners and/or their guests, parking on common areas and on their own private lots, creating an adverse aesthetic for the community;

RESOLUTION: Creation of enforcement protocols, associated schedule of penalties, fines, greater enforcement measures by Management, regular hearings by Covenants Committee;

### HOMEOWNER ENFORCEMENT PROTOCOLS:

First Offense: Courtesy Notice, with photograph of violation;

Second Offense: Violation Notice, \$35 fine, notice of hearing before Covenants Committee at least 14 days from date of violation;

Third Offense: Violation Notice, \$75 fine, notice of hearing before Covenants Committee at least 14 days from date of violation;

Subsequent Offenses: Violation Notice, \$100 fine, notice of hearing before Covenants Committee at least 14 days from date of violation;

For the purposes of enforcement, offenses shall be cited and tracked against the property and unit owner, not by the offending vehicle, unless the vehicle is a contractor who has registered their vehicle with the Association;



**CONTRACTOR ENFORCEMENT PROTOCOLS:**

- First Offense: Courtesy Notice, with photograph of violation;  
Second Offense: Violation Notice, \$50 fine  
Third Offense: Violation Notice, \$75 fine  
Subsequent Offenses: Violation Notice, \$100 fine,

Unpaid fines shall accumulate on the Contractor's account until the subsequent renewal year, and a renewal shall not be granted until the account is restored to good standing, meaning a zero balance.

Any noticeable damage to Association Common Elements (i.e. sod, irrigation) caused by a Contractor Violation shall be billed to the responsible contractor at the cost of repair and/or replacement, in addition to a fine of no less than \$100 per occurrence, with both costs levied against the Contractor's account;

This resolution was adopted by an affirmative vote of the Board of Directors this 19th day of June, 2019.

  
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Ron Todd, President

  
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Tom Lee, Treasurer