

LAKEWOOD HOMEOWNERS ASSOCIATION

VEHICLE PARKING POLICY

Revised March, 1996

UNDER REVISION

All private streets and parking lots in Lakewood are common area that is managed by the Lakewood Homeowners Association, Inc. (the Association). The Association's Board of Directors has adopted the following policy regarding placement of vehicles in the common area.

General Rule: Parking in the common area is prohibited except as expressly permitted by this policy. This includes all private streets and cul-de-sacs, regardless of signage or marked no parking areas. No notice by the Association is required prior to towing of any vehicle, however notice may be provided as a courtesy.

Permitted Parking:

1. A resident or his/her guest may park in the lot around the clubhouse during the time that the resident is actually using the clubhouse or nearby Association facilities/amenities.
2. A visitor/guest of a resident may park in the street or cul-de-sac near the resident's home during the time the guest is visiting the resident. If a resident expects to have a guest for longer than seven (7) days, the resident must contact the Association's office for an appropriate variance.
3. Recreational vehicles, such as boat trailers and motor homes may be parked on the streets (but not the Association's parking lot) for a maximum of forty-eight (48) hours without a variance, but may not be re-parked on common area within thirty (30) days unless the resident/owner obtains a variance from the Association.
4. Minor vehicle repairs, such as changing batteries, lights, and/or tires may be performed on the street provided that all such repairs are completed within a 24-hour period. Under no circumstance may oil or fluids be drained from a vehicle while it is on a paved area.
5. A household that has more than two (2) vehicles may seek a variance from the Association's Board of Directors allowing the resident to regularly park a vehicle on the street. When requesting a variance, the resident must provide the following information: (a) the description, (make, model and license tag number) of each household vehicle, (b) the name of each licensed driver in the household, and (c) any other pertinent information requested by the Association.

Prohibited Parking:

1. Any vehicle that is parked on common area, including but not limited to a vehicle that (a) appears to be inoperable or (b) has an expired license or inspection sticker, will be towed at the owner's expense without prior notice.

2. Any vehicle that is parked (a) in a marked "no parking" area, (b) next to a yellow curb or red curb, or (c) in a designated handicap space without a handicap plate, sticker or tag, will be towed at the owner's expense without prior notice.
3. No commercial vehicles of any kind may be parked in the common area overnight.

Notice and Enforcement:

When a vehicle is in violation of this policy, the Association will place a sticker in a prominent place on the vehicle. The violator has twenty-four (24) hours after such notice to remove the vehicle from the common area, or it will be towed away and stored at the owner's/violator's expense. This time limit is applied no matter where on the common area the vehicle is parked or how often it is moved. If the vehicle is not removed from the common area within 24 hours, it will be towed at the owner's/violator's expense and NO FURTHER NOTICE WILL BE GIVEN.

Definitions:

1. "Common area" refers to all property owned by the Association for the common use and enjoyment of the Owners. This includes the private streets as well as designated parking areas, regardless of signage.
2. "Household" refers to the owner and all occupants of any home situated in Lakewood, including tenants and all persons who have been asked or allowed to enter the property.
3. "Vehicle" refers to any type of (a) motorized transport and (b) trailer that is normally pulled or towed by a motorized transport.
4. "Commercial vehicle" refers to a service, utility, or delivery vehicle that is longer than eighteen (18) feet or that has six (6) or more tires.

Waivers and Variances:

The Association's Board of Directors may grant waivers or variances on a case-by-case basis. Any such waiver may be granted only by vote of the Board (not by the action of an individual director or the Association manager) and must be in writing.

Amendment:

The Board reserves the right to amend this policy from time to time, as it deems appropriate.