

November 30, 2012

Re: Parking

The current and former Board of Directors has spent innumerable hours trying to find a workable solution to the parking problems within Lake Deerfield. Every possible scenario has been tried or considered trying to accommodate the homeowners and occupants of the townhomes and yet the problems with guest parking still exist.

As a result, the Board of Directors is going back to the original documents of the community to take its direction.

**Effective on December 15, 2012**, the governing documents of Lake Deerfield regarding parking will be enforced without exception.

#### **Article VIII – Restrictions**

**Section 16. Vehicles and Parking.** The term “vehicles” as used in this section shall include without limitation automobiles, trucks, boats, trailers, motorcycles, campers, vans, and recreational vehicles. No vehicle may be left upon any portion of the Property except upon a driveway, a designated parking space or within a garage. No person shall park any commercial vehicles (including but not limited to any type of vehicle with advertising or lettering), recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles or unlicensed or inoperable vehicles within the Property, with the exception of emergency vehicle repairs or commercial vehicles which are temporarily parked for the purpose of servicing a Townhome or the Property. .

**All Owner and occupant vehicles must be kept and stored when not in use within the Townhome’s garage space or driveway.** Garage doors must remain closed at all times except for entry and exit by vehicles and except for periods not to exceed two consecutive hours for homeowner related maintenance activities.

**The Association may promulgate rules regarding parking privileges on the Common Area.**

**Residents must make sure that their vehicles parked in the driveway do not extend into the street. No part of the vehicle should be over the asphalt.** Vehicles not fully in the driveway are in violation of the parking rules and are subject to fines and/or towing.

All Homeowners and occupants of units are required to park their vehicles in their garage or driveway without exception. The Common area parking spaces are reserved exclusively for guests of a townhome. Homeowners and occupants violating the vehicle restrictions are subject to fines and towing of their vehicles.

Thank you in advance for your cooperation.

Lake Deerfield HOA Board of Directors.  
www.lakedeerfield.net