Date: Subject: Parking fines

Dear Home Owner,

Please be advised that in response to repeated violations of CCR paragraphs 4.16 and 4.24, the Board adopted the following enforcement policy at its August 16, 2013 meeting:

Effective January 1, 2014, violations of CCR paragraphs 4.16 Sightliness or 4.24 Parking will be subject to fines as described below.

**On-Street Parking**

Pursuant to paragraphs 4.16 and 4.24, on-street parking is prohibited for Residents’ vehicles as follows:

4.16 Sightliness. All service areas, clotheslines, mechanical equipment, other equipment, motorcycles, snowmobiles, motor homes, boats, recreational vehicles, any vehicle over 1-Ton, wood piles and storage piles shall be walled or screened to conceal them from the view of other Lots within the subdivision, streets or public areas. **No resident’s vehicles shall be parked on the streets.**

4.24 Parking. At the time a structure is built on a Lot, adequate off street parking for at least four cars shall be provided on the Lot. A minimum of a two car garage with garage door must be provided, while the additional parking may be permitted in paved areas provided for that purpose or on driveways. All parking areas shall be constructed of asphalt paving or concrete. **No street parking will be permitted for residents’ vehicles.** Trucks larger than one ton, construction type equipment and mobile or stationary trailers shall be permitted within the development and parked on the streets for the purposes of construction of improvements within the development.

This letter constitutes your first written warning. Residents will be given one additional warning. Subsequent violations of 4.16 or 4.24 will incur a $50 fine. This fine will be levied against the Homeowner and will be due 30 days from the date of the fine. If the fine is not paid by the due date, interest will accrue at the rate of 18% from the due date until paid in full. An additional $50 fine will be assessed each month until the violation is cured.

 **Screening of Vehicles**

Pursuant to CCR paragraph 4.16, snowmobiles, trailers, boats, motor homes, recreational vehicles, and vehicles over 1-ton must be screened to conceal them from the view of other Lots within the Subdivision as follows:

4.16 Sightliness. **All** service areas, clotheslines, mechanical equipment, other equipment, **motorcycles, snowmobiles, motor homes, boats, recreational vehicles, any vehicle over 1-Ton,** wood piles and storage piles **shall be walled or screened to conceal them from the view of other Lots within the subdivision**, streets or public areas. No resident’s vehicles shall be parked on the streets.

For the sole purpose of loading, unloading, and cleaning, the Board has permitted Residents to park such vehicles outside a walled or screened area for two days. Parking vehicles of the type described in 4.16 outside walled or screened areas for more than two days constitutes a violation of 4.16 and will be subject to fine as described above.

Please also be advised that CCR paragraph 6.4 provides for the Association to recover from the Homeowner all reasonable attorney fees incurred by the Association in enforcement of the CCRs, regardless of whether the violating Resident is a Homeowner or Tenant.

It is the Board’s desire that the CCRs are followed and no fines will be issued.

Sincerely,

Tony Amorati

President, Canyon Hills Homeowners Association