



**Re: Violations of Owners or Guest for Driving on Grass or Violation of Parking Restrictions and Rules**

Dear Owners and Residents:

This letter is a REMINDER to all owners and residents that the Association will enforce the governing documents, and this may result in the towing of vehicles parked in violation of the street parking restriction. The Board of Directors has received complaints that the following violations frequently occur.

1. Owners or their guests, vendors or family members are parking on the street and overnight on the street in violation of the Declaration restrictions and the rules and regulations of the Association.
2. Owners or their guests are driving on the common area grass.

Article VII, Section 2(b) of the Bylaws of Boynton Waters Homeowners Association, Inc. (the "Bylaws") to enforce the right of the Association to tow improperly parked vehicles. Section 2(b) provides as follows:

Section 2(b) A towing company to be chosen by the Board of Directors shall post a legible sign near the entrance to Boynton Waters. The sign shall warn members, guest, or invitees that illegal vehicles, boats, trailers, etc., as described in the Declaration (Section 14 A and B) will be towed at the owner's expense after 24 hours notice by any member of the Violation Committee or Fine Enforcement Committee. No Vehicles of any type may be parked on the grass of the common areas.

Section 14 B. of the Declaration of Covenants and Restrictions for Boynton Waters, as follows:

B. Parking of vehicles within the roadways and other Common Areas is only permitted in areas, if any, designated by the Association. Parking of inoperative vehicles or trailers on any Lot or Common Areas is prohibited except in areas or a Lot screened from the view of any Lot or Common Area.

In addition, the Association has the authority to fine an Owner for driving on the common area grass or parking on the street in violation of the parking restriction. Also, the Association can fine an Owner if their guest(s), invitee, or vendor drives on the grass or parks on the street in violation of the parking restriction. In accordance with the Declaration, the fine may become a lien against the lot if the fine is levied and imposed in accordance with Florida law.

If it becomes necessary to send an Owner a violation letter from the attorney for failing to abide by the restrictions (or failure of their family, invitees, guests or vendors to abide by the restrictions) in the governing documents the Association has the authority to claim its attorneys' fees and costs incurred to enforce the Declaration in accordance with Section 4, which was amended in 2019. It provides that the Association may levy the amount due and owing from the offending Owner against that Owner's Lot as an Individual Assessment.

We trust that this letter will help to remind owners and residents to abide by the restrictions to avoid towing, fines or further legal action.

On Behalf of the Board of Directors,