

## G. Parking Policy

Guest parking areas are restricted to “Guests” only. Owners and Tenants are prohibited from parking in the guest parking areas. No further warnings will be given. It is expressly prohibited for any Courtyard at the Preserve resident to use a Guest parking area. Resident parking is limited to garage and driveway only.

For purposes of this rule, a “resident” is a person who has a vehicle parked on the property for any length of time on any three days during any 7-day period regardless of whether or not that person resides in a unit at the Courtyard at the Preserve. A “guest” is any visitor who does not fall under the definition of resident above – **only guests may use guest parking.**

Guest parking is utilized on a first-come, first-serve-basis and is not assigned to a specific lot. Guests may park in Guest parking areas for a seventy-two (72) hour period without special permission. The seventy-two (72) hour period shall begin when a vehicle first enters a Guest parking area and the period will not cease when a vehicle temporarily leaves the Guest parking areas and returns.” Note the wording of “temporarily” in no way means the person can move the vehicle out of Guest parking for any period of time and then expect a restart of the seventy-two (72) hour period upon returning the vehicle to Guest parking at a later date.

Use of a Guest parking area for more than a seventy-two (72) hour period requires special permission on a case by case basis from the Courtyard at the Preserve Board of Directors.

The parking of trucks, buses, trailers, mobile homes, and RVs on any public right of way or lot (outside of a building) is prohibited, with the following exceptions: (1) RVs may be parked on a lot for a period not to exceed a total of 72 consecutive hours not more frequently than every 60 days, and (2) RVs parked for short stays when in the process of being loaded and unloaded. (See Declaration §3.14). Parking of boats, houseboats or other similar waterborne vehicles on any public right of way or lot outside of a building are prohibited. (See Declaration §3.15.)

The Board has adopted the following schedule of fines along with the number of notices to be given to the owner and/or owner’s tenants who violate the Parking Policy:

### **NEW Violation:**

	<b>Fine Amount:</b>
1 <sup>st</sup> Notice	Warning - 7 calendar days to cure
2 <sup>nd</sup> Notice	\$ 25.00 per day – starts 72 hours after notice is mailed
3 <sup>rd</sup> Notice	\$ 50.00 per day – starts day notice is mailed
4 <sup>th</sup> Notice	\$ 100.00 per day – starts day notice is mailed
Each Subsequent Notice:	\$ 125.00 per day - starts day notice is mailed

### **REPEAT Violation:**

	<b>Fine Amount:</b>
1 <sup>st</sup> Notice	\$ 50.00 per day – starts day notice is mailed
2 <sup>nd</sup> Notice	\$ 75.00 per day – starts day notice is mailed
3 <sup>rd</sup> Notice	\$ 100.00 per day – starts day notice is mailed
4 <sup>th</sup> Notice	\$ 125.00 day – starts day notice is mailed
Each Subsequent Notice	\$ 150.00 day – starts day notice is mailed

### **Continuous Violation:**

Final Notice sent to owner, amount to be determined by Board and potential lien filed