

**PROPOSED AMENDMENT
TO
THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR TOWNHOMES OF SUMMERFIELD**

It is proposed that Section 7 of Article IX of the Declaration shall be amended to the following:

Section 7. Vehicles. The parking or storage of automobiles and motorcycles except upon designated paved areas of the Properties is prohibited. All vehicles must be kept in operable condition and have a valid registration. The overnight parking of vehicles of any kind is prohibited on the Common Area, except in areas designated as parking areas by the Association; provided, however, that the overnight parking of any of the following vehicles is prohibited upon any areas of the Properties: ~~trucks or vans~~ vehicles used for commercial purposes, mobile homes, trailers, storage units, moving vans, boats, jet skies, campers, all terrain vehicles, recreational vehicles, boat trailers, truck campers and any trucks or vans weighing more than 3/4 ton. Commercial vehicles include those. However, truck campers, trucks and vans weighing more than 3/4 tons and not carrying ladders or other protruding objects and ~~not~~ containing material used in a trade or business and ~~not~~ having any lettering on the body of the vehicle ~~will be permitted.~~ Placing a cover over a commercial vehicle does not exclude it from being deemed a commercial vehicle. Law enforcement vehicles under ¾ tons are permitted. The provisions hereof shall not apply to Declarant, and its invitees, in connection with the construction, development or marketing of the Properties or marketing of the Lots.

Three types of parking space designations shall exist for vehicles.

- 1) "Reserved" - Spaces that require a parking sticker and can only be occupied by a specific resident who is paying a monthly fee for the privilege.
- 2) "Resident" - Spaces that require a parking sticker.
- 3) "Visitor" – Spaces that DO NOT require a parking sticker.

All owners and renters must register to apply for a parking decal to utilize parking spaces designated as "Resident" and "Reserved". A maximum of two (2) parking stickers will be issued per unit. Upon changing a registered vehicle or license plate, residents must reapply for a parking sticker. No unit may occupy more than four (4) spaces. The HOA is not obligated to grant resident decals and may revoke them at any time.

Owners in good standing may request to rent one (1) "Reserved" parking space per unit. Reserved parking rental expires yearly, and stickers must be renewed. The fee is set by the Homeowners Association board and may be adjusted from time to time. Assignment of Reserved parking spaces is at the sole discretion of the Homeowners Association. Owners shall receive priority over renters.

Vehicles found in violation of parking restrictions shall be towed at the owner's expense. Parking permit decal stickers must be visible and affixed as required. Towing will occur for the following (towing frequency show in parenthesis):

- Vehicles where towing company is unable to see the decal, the vehicle may be towed. [Overnight]
- Vehicles without a parking sticker parked in Resident or Reserved spaces. [Overnight]
- Vehicles parked in Reserved spaces that have not been assigned to the space. [Anytime]
- Vehicles that remain in one resident space for over 30 days. [Anytime]
- Vehicles that remain in one visitor spot for over 10 days. [Anytime]
- Prohibited Vehicles as defined above. [Overnight]
- Vehicles that have been abandoned, wrecked, or inoperable. [Anytime]
- Vehicles on that are being repaired, on jacks or blocks, with flat or missing tires, major parts, or leaking fluids. [Anytime]
- Vehicles that are double parked in spaces, parked behind another vehicle, or prevent access to parking spaces. [Anytime]
- Vehicles with missing or expired tags. [Overnight]
- Vehicles parked in the handicapped space without displaying a valid, current placard. [Anytime]
- Vehicles illegally parked, parked in no parking / tow away zones (sign posted or pavement drawings). [Anytime]
- Vehicles on grass, off pavement, on landscaping in fire lanes, and/or garbage areas. [Anytime]
- Vehicles blocking an isle or roadway, hindering access, blocking entrances or exits. [Anytime]
- Vehicles parked in a non-parking space that is primarily used for pedestrian access or on a sidewalk. [Anytime]
- Vehicles displaying a for sale sign. [Anytime]
- Vehicles parked in manager's or maintenance space. [Anytime]
- Vehicles that have a Resident Parking decal parked in Visitor spaces. [Overnight]

Formatted: Font: Times New Roman

Formatted: Font: Times New Roman

Formatted: List Paragraph, Justified, Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5"

REVISION HISTORY

Revision	Date	Description
1	11/28/2023	First Draft Read at 11/28/2023 Meeting
2	11/30/2023	Removed Speed Limit Violation; Changed the placement of parking stickers
3	12/19/2023	Add towing violation pertaining to residents with parking passes parking in Visitor spaces. Added towing frequencies.