

VERONA LAKES HOA

Dear Resident of Verona Lakes,

This letter is to inform all residents of Verona Lakes that the Master Association of Verona Lakes will be enforcing parking violations effective immediately. The policy of enforcing parking violations was adopted at a Board of Directors Meeting held on February 26, 2016. Due to issues with the previous security company, the parking violations were not enforced. Effective immediately, the new security company will be enforcing parking violations.

The Board of Directors for the Master Association is enforcing that no such vehicle is allowed to be parked on any grass, swale, or sidewalk at any time and there is no overnight parking on the street (it has been established that the definition of "Overnight" shall be defined as between the hours of 2:00am – 6:00am). You will receive one warning, either via letter or violation notice adhered to your vehicles. The second violation and each subsequent violation will result in your vehicle being towed off property. Should your vehicles be towed, please contact Sister's Towing to find out where your vehicle has been stored. **Towing of vehicle is at owner's expense.**

The Verona Lakes Clubhouse parking lot is not an area for everyday use for overflow or extra parking for any Lot owner, tenant or visitor/guest. Regular parking at the Clubhouse is strictly prohibited. The parking lot is to be utilized for residents and their guest who are using the amenities. The Board of Directors may, at their sole discretion, provide a temporary parking pass for overnight guests or special circumstances. Please contact Madeline Garcia, Property Manager, for approval and to obtain a special pass. Please see excerpts below of your governing documents. To read such rules in its entirety, please refer to your documents.

10.3 Automobiles, Commercial Vehicles and Boats. Except as provided below, no commercial truck, commercial van, bus, recreational vehicle, mobile home, motor home, camper, trailer, or similar vehicle may be kept overnight on the Property (the "Prohibited Vehicles") unless totally enclosed in a garage and not visible from the outside.

10.9 Overnight Off-Street Parking. No overnight parking shall be permitted on sidewalks or swale areas, and all parking shall be in driveways on Lots and/or designated parking areas within the Property. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations promulgated by the Board from time to time may be towed by the Association at the sole expense of the owner of such vehicle, without warning.

The Board of Directors appreciates your cooperation in enforcing the parking rules and if you have any questions or comments, please contact Mark Jacobs, Property Manager, for assistance. He can be reached at 561-734-9233 or at MJacobs@grsmgt.com.

Sincerely,

Board of Directors for Verona Lakes