

LAKE VIEW HOMEOWNERS ASSOCIATION

REGULATION FOR PARKING

LAKE VIEW DECLARATION OF COVENANTS, ARTICLE X, Section 26:

“Each owner shall have the exclusive right to use the paved portions of the Owner’s Dwelling Unit for parking and shall not park on any unpaved areas.”

LAKE VIEW DECLARATION OF COVENANTS, ARTICLE X, Section 18:

“No trucks or commercial vehicles, campers, recreational vehicles, mobile homes, motor-homes, boats, house trailers, boat trailers or trailers of every other description shall be permitted to be parked or to be stored for more than 24 hours at any place on any Common Area or any lot in the Unit, or if parked in an area designated by The Association for such purpose or parked in a fully enclosed garage with the garage door fully closed. Private passenger vehicles may be parked on the paved portion of a Dwelling Unit. For the purposes of this section, a private passenger vehicle shall be deemed to mean an automobile, pick-up truck or van of one ton or less capacity which does not display any lettering or sign relating to a commercial activity or business and which is operable and currently licensed for operation on the public roads. No person shall park any vehicle so as to obstruct any resident’s use of ingress or egress to any Dwelling Unit or Common Area or park any vehicle on any unpaved portion of any Dwelling Unit or Common Area, except as expressly permitted by The Association.”

According to the Lake View Bylaws, Article II, Section 4 and Article XI, Section 4 (h), the Board can promulgate rules and regulations to govern the operation, maintenance, and management of the Association.

In order to establish more clearly the intent of the above Lake View Covenants and to be consistent with these Covenants, the Lake View Board of Directors has established the following regulation, effective 7/13/2015.

PARKING REGULATION

- **Each owner has the right to park private passenger vehicles on the paved portions of the Dwelling Unit.** Guests who frequently visit an owner must utilize the owner’s paved parking area.
(Ref: ARTICLE X, Section 26)
- Overnight parking, parking in cul-de-sacs, and parking in front of fire hydrants or on any unpaved areas are **prohibited** at all times.
- Palm Coast Code Chapter 44: “Parking on the street or lawn is prohibited.”
- The Board understands there may be times when owners/guests need to park on the street within Lake View; (periodic meetings, yard sales--*allowed 2 times per year*, occasional celebrations, short-term visiting guests, and/or during illness or death in the family). Please utilize your paved portion if at all possible.
- During these specific occurrences, the Board will be lenient and allow parking on the street for up to 4 hours maximum for private passenger vehicles. If a specific situation arises where more than 4 hours is required, a written request may be submitted to the Community Association Manager (CAM) for approval/disapproval at their discretion.
- If street parking is utilized, per this document, **VEHICLES MUST PARK ON ONE SIDE OF THE STREET ONLY, TO ALLOW PASSAGE OF OTHER TRAFFIC, INCLUDING EMERGENCY VEHICLES, TRASH PICK-UP, ETC.**
- It is understood that service vehicles such as lawn care, pool service, repair vehicles, etc. have to park on the street while servicing within Lake View.
- Compliance of this rule/regulation shall be the responsibility of each resident.

Approved by BOD on 7/13/2015

Copy to HOA members on 7/2015

THIS REGULATION IS TO BE ATTACHED TO THE LAKE VIEW DOCUMENTS.