

# LAKE VILLAGE II

## PARKING POLICY

### Parking

The following rules and regulations shall apply to all co-owners, residents and guests while upon the property of the Association.

1. All co-owners and residents shall park their vehicles in the spaces allocated to them in the Master Deed, those being the enclosed garage space attached to their unit and the limited common element apron directly outside of their garage door.
2. With the exception of Inlet Court, Mariner Drive, and the first building off Decker Road, **additional** parking for co-owners and renters may include the right side of the entrance drives entering the unit parking areas. Walks and driveways are not to be obstructed. Parking is permitted on the street except the side posted "No Parking Fire Lane." The additional parking spaces, including entrance drives and streets, shall not be used for a period in excess of 48 hours without the vehicle being moved. No co-owner or resident shall claim exclusive right to any additional parking space, including entrance drives and streets.
3. There is no parking in the circular drive of Inlet Court.
4. Except for the Decker Road building, no parking is permitted on the left side of the drive entering the unit parking areas.
5. Mariner Drive Parking Policy:
  - No co-owner or resident of Mariner Drive shall park in the entrance drives.
  - Only guests are permitted to park in the entrance drives and only on the right side.
  - This applies only to the north side of Mariner Drive, which has the odd numbered addresses.
6. During and after periods of snowfall, there is no parking on the roads until the roads have been cleared. After the roads have been cleared, vehicles are to be moved from the entrance drives and parking areas to the street, if possible. The snow removal contractor will not plow parking areas if there is even one (1) vehicle in the entrance drive.
7. No parking is permitted on any grass or landscaped area.
8. No recreational vehicles, commercial vehicles, boats, or trailers shall be parked on the general common or limited common elements with the following exception:
  - A. Recreational vehicles may be parked for the purpose of loading and unloading prior to and immediately after use. This period of time shall not exceed 24 hours without written approval of the Board of Directors.
  - B. If the vehicle can fit, parking for loading/unloading shall be done behind the unit's garage. Otherwise, if cannot fit

behind the garage, it may be parked appropriately in the street.

C. At no time shall hook-ups be placed across roadways, driveways or common element areas.

9. Co-owners and residents shall be responsible for ensuring that their guests adhere to all parking regulations.
10. Inlet Court is a one-way circle.

Violations of this regulation may result in assessment of fines in accordance with Article II, Section 4 and Article XI, Section 1(d) of the Condominium By-Laws. No fine shall be levied for the first violation. No fine shall exceed \$25 for the second violation, \$50 for the third violations or \$100 for any subsequent violation.