

LAKELINE SQUARE CONDOMINIUM OWNERS ASSOCIATION

Hello owners and residents of Lakeline Square,

On behalf of the Lakeline Square COA, I'm writing to you today to ask for your help with the parking situation here at Lakeline Square. Each night, the unassigned guest parking spaces are completely full, and occasionally a vehicle or two parked in the fire lane. Many of the vehicles are owned by residents who I have spoken with personally, on this very topic. I assure you no individual is being singled out. We are speaking to everybody using guest parking and educating them about parking rules.

For those who might not be aware, residents are limited to parking in their garage and driveway only. Parking in the fire lane is prohibited, no matter how short the duration. Overnight parking by guests is permitted for short periods. No long-term parking of any vehicle is allowed. Vehicles routinely parking on the property that cannot be identified as an owner, resident, or a guest are subject to parking stickers and liable to be towed.

Our Declarations are very clear on the requirement to park only in your garage and the driveway. **Section 5.01.9** states that residents "*shall park vehicles in their respective garages and/or parking spaces*", as well as "*no vehicle may be parked outside of a garage except in a parking space designated as part of a Limited Common Element to such Unit*". **Section 5.01.12** says "*Nothing may be stored in garages to prevent parking of a vehicle in the parking space inside the garage*". **Section 5.01.15** also says "*Storage of boxes and personal property in garages is prohibited, as such storage prevents the parking of the Owner's or Occupant's vehicles in the garage.*" Together, this means people must park in their garage and driveway. These are not new rules or restrictions. These restrictions have always been in place.

As the Owner of a Unit, you are responsible for the actions of your tenants and guests. The Declarations do not give the Association any legal standing with your tenant with regards to fines and penalties. Instead, we have to fine or penalize you. Please discuss compliance with parking rules with your tenants and help us get them to understand that the rules apply to everyone.

The Board previously took action to approve the installation of guest parking signs for each area of unassigned guest parking spaces. The fabrication and installation were placed on hold as stay in place orders went into effect area wide. The good news is vendors are slowly increasing their operational capacity and scheduling. Residents and guests will see the signs installed very soon.

We recognize the difficulty in each and every unit being able to adhere to these rules. If there is some sort of situation that prevents you from using your garage for parking, please let us know the reason. Otherwise, now that you are aware of the parking rules here at Lakeline Square, I'm confident we can work in cooperation to achieve the final goal of compliance and make the ongoing parking problems a thing of the past.

Thank you for your cooperation in this matter.

Lakeline Square COA Community Manager