

TOWNHOMES OF WEST LAKE HOMEOWNERS ASSOC

PARKING AND PERMIT ACKNOWLEDGMENT

This Acknowledgement outlines the Rules and Regulations per your community documents regarding Vehicle guidelines in the Townhomes of Westlake Community. By signing this you are confirming that you have read and understand the Declarations and Vehicle Restrictions in the Townhomes of Westlake Community.

Parking. (1.1.1)

- Owners' automobiles shall be parked in the garage or driveway and shall not block the sidewalk.
- All vehicles shall park on surfaced designated parking areas only.
- Vehicles shall not park on the paved surfaces comprising the Common Area, including the private roadways, except in designated parking areas, if any.
- To the extent TOWNHOMES OF WEST LAKE has any guest parking, Owners are prohibited from parking in such guest parking spaces.
- No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked in TOWNHOMES OF WEST LAKE except during the period of a delivery.

Repairs and Maintenance of Vehicles.

- No vehicle which cannot operate on its own power shall remain on TOWNHOMES OF WEST LAKE for more than twelve (12) hours, except in the garage of a Home.
- No repair or maintenance, except emergency repair, of vehicles shall be made within TOWNHOMES OF WEST LAKE, except in the garage of a Home.
- No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

Prohibited Vehicles.

- No commercial vehicle, limousine, recreational vehicle, all-terrain vehicle, boat (or other watercraft), trailer, including without limitation, boat trailers, house trailers, mobile homes, and trailers of every other type, kind or description, or camper, may be kept within TOWNHOMES OF WEST LAKE except in the garage of a Home.
- The term "commercial vehicle" shall not be deemed to include law enforcement vehicles or utility vehicles (i.e., Broncos, Blazers, Explorers, Navigators, etc.) or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation; provided, however, vehicles with ladders, racks, and hooks or other such equipment attached to such vehicles shall be "commercial vehicles" prohibited by this Section.
- No vehicles displaying commercial advertising shall be parked within the public view.
- No vehicles bearing a "for sale" sign shall be parked within the public view anywhere within TOWNHOMES OF WEST LAKE.
- For any Owner who drives an automobile issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot.
- No vehicle shall be used as a domicile or residence either temporarily or permanently.

- o No all-terrain vehicles (ATVs), golf carts, scooters or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas. Additionally, no ATV or mini motorcycle may be parked or stored within TOWNHOMES OF WEST LAKE, including any Lot, except in the garage of a Home.
- o Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, or its agents.

Towing. (1.1.2)

- o Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period.
- o Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow vehicles in violation of this Declaration.
- o Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind.
- o For purposes of this paragraph, "vehicle" shall also mean campers, boats, watercraft, mobile homes, trailers, etc. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and Common Area that are in violation of this Declaration.
- o An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

By Order of the Board of Directors

Owner: _____

Date: _____

Owner: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____