

LAKWOOD RIDGE TOWNHOMES ASSOCIATION, INC.

PARKING AND TOWING POLICY

In an effort to improve the safety in our community and safeguard the appearance of our community, the Lakewood Ridge Townhomes Association Board of Directors has made arrangements with Express Towing and Recovery to implement the towing policy described below. Please be aware that the following parking rules and towing policies have been derived from and/or in accordance with the language in your Declaration of Covenants, Conditions, and Restrictions. Please refer to Article VI, Section 7 Storage of Vehicles, Water Craft, Machinery or Equipment.

This new Towing Policy will be implemented as of January 1, 2012. Those vehicles found to be in violation of community rules beyond that date will be subject to immediate towing at the owner's expense.

The Board of Directors has adopted the following rules and policies:

Parking Rules

- Parking is only allowed within paved and designated parking spaces.
- Reserved parking spaces may only be used by the unit for which they are reserved.
- Stripped, unsightly, offensive, wrecked, or dismantled vehicles are not permitted.
- Vehicles must be currently licensed and registered with up to date registration stickers visible.
- Commercial vehicles, including vehicles containing racks or tool storage units (excluding low profile units installed parallel to and immediately behind the cab), and vehicles displaying commercial signage are not permitted.
- Any inoperable or abandon vehicles that are in violation of the Declarations are not permitted.
- Parking vehicles partially or wholly on the grass is not permitted.
- Parking vehicles on the right of way is not permitted.
- Double parking (parking perpendicular behind parking spaces) is not permitted.

Towing Policy

Vehicles found by the Association to be in violation of the Parking Rules or the Declaration of Covenants will be subject to immediate towing at the owner's expense. Owners of towed vehicles will be solely responsible for retrieval of said vehicle.

Adopted by the Board this 6th day of December 2011 at a duly called meeting at which a quorum of the Board was present.