

THE ABBEYS AT WEST LAKE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Article XI, Section 6. Parking Regulations. The Board of Directors shall have the power to adopt rules and regulations governing the parking of vehicles and equipment upon the Properties, including, but not limited to, the designation of certain areas for the parking of non-passenger vehicles, trucks, recreational vehicles, trailers, motorcycles, and similar vehicles and equipment, and including the prohibition of the parking of same in spaces reserved by the Board of Directors for passenger automobiles.

Covenant Highlights of The Abbeyes

Parking Regulations

Article XI, Section 6 of the Covenants of this Association states that the Board of Directors (B.O.D.) has the power to adopt rules and regulation governing parking regulations. The streets in the Abbeyes are narrow and continual parking of vehicles on the streets around the common areas, particularly at night creates unsafe passage for people in the Abbeyes, for Emergency Vehicles, and for the exiting and entering of neighborhood driveways. Because of the location of the sprinkler systems in the common areas, vehicles are not to be parked, permanently or temporarily, above the cement curbs

Concern for our neighbors and common sense to maintain a safe and orderly neighborhood should prevail in following parking regulations, without the B.O.D. having to exercise its right and authority to impose penalties for violations. When a member of the Abbeyes notifies the board of a continual parking violation, listed below, the Board will issue a verbal/ written warning. If no action is taken by the violator within eight (8) hours, the Board will issue a fine of ten (\$10) dollars for each day', thereafter, that the vehicle is in violation.

Thirdly, the violator will be taken to Magistrate Court as acquired fines are not paid to The Abbeyes, Inc.. As a last measure the B.O.D. may exercise its authority to have vehicles and or trailers that are in violation, towed, impounded, and or stored at owner expense. The B.O.D. assumes no liability for the condition of the vehicle or the security for any items within or on the vehicle from time of towing, and for storage requirements.

Parking of vehicles, trailers, boats, motor homes, RV's, golf carts, ATV's, and commercial vehicles shall not be permitted on the streets except on a temporary basis, for guests, during construction, and for the pick-up and delivery or remodeling and repair of buildings at the Abbeyes.

No overnight parking on the streets where homes are encircling the common area is allowed. Campers, motor homes, motorcycles, motor bikes, travel trailers, boats, boat trailers, and golf carts may be kept on the property if parked in a closed garage.

The pursuit of hobbies or other activities, including without limiting the generality thereof, such as the assembly and disassembly of motor vehicles and other mechanical devices which might lead to disorder, unsightly or unkempt conditions shall not be pursued or undertaken on any property.

Further, commercial construction vehicles and trailers will be permitted to park in the clubhouse parking lot while work is ongoing in the Abbeys. However, if the weather or other situations are such that there will be no activity by the owner over weekends or for more than two days, these vehicles will be removed. Also, when commercial type vehicles and trailers are parked in the clubhouse lot, they will be parked at the back side of the lot and will be parked in single spaces.

Because of the limited number of spaces at the clubhouse lot, no homeowner shall have the right to park a vehicle in the clubhouse lot for an extended period of time. Any vehicle parked for more than 72 hours will need to receive specific approval from the B.O.D. and it will be subject to the same rules and penalties mentioned above.

Exceptions to this regulation must be approved in writing by the B.O.D.