

WOODLAKE AT LORD'S CREEK STREET PARKING POLICY

Section 7B of the Declaration of Covenants, Conditions, and Restrictions for the Woodlake at Lord's Creek Owners Association provides the following restrictions on parking:

B. PARKING – All vehicles must be parked in driveways and no vehicles may be parked at any time on lawns or common areas. On street parking shall be prohibited on Bubbling Creek Drive. Notwithstanding the foregoing, this shall not apply to temporary construction and development activities of Declarant, or any Builder in the Subdivision. No vehicles shall be parked on any roadway overnight. No vehicle shall be allowed to block any street, roadway, or other access area. Any vehicles parked on lawns, roadways overnight, or common areas shall be subject to be towed at the owner's expense at the request of the Homeowners Association. Each lot shall have a minimum of two guest parking spaces.

To help uphold this restriction the Board of Directors has adopted the below street parking enforcement policy:

- 1- Type of Violation/Penalty
 - a. On street parking
 - i. No on street parking at any time on Bubbling Creek Drive OR Huron Drive between Bubbling Creek Drive and Champlain Drive.
 - ii. On street parking is restricted to the non-sidewalk side of the roadway at all times.
 - iii. Penalty
 1. Violators may be towed
 2. Enforcement of the covenant
 - a. Upon receipt of an official complaint through the management company, or through its' agent, two (2) documented attempts to contact the owner of the vehicle will be made within a 48-hour period of receipt of the complaint of violation
 - b. After two (2) complaints for the same vehicle (same make, model, and license plate number) for different offenses, a final notice will be placed on the vehicle notifying the vehicles owner that the vehicle may be towed at the next notice of violation
 - b. Overnight on street parking
 - i. No overnight parking on (12 AM- 6 AM) street roadways;
 1. Alternative overnight guest parking available at:
 - a. Clubhouse parking lot
 - i. Clubhouse parking lot must be removed by 9:00 AM April 1- October 31
 - ii. November 1 – March 31 parking is 24 hours unless it is communicated that the clubhouse is rented, in which case cars must be removed by 9:00 AM
 - b. Corner of Huron and Bubbling Creek near clusterboxes
 - i. Limited to 24 hours
 - ii. Penalty
 1. Violators may be towed
 2. Enforcement of the covenant

- a. Upon receipt of an official complaint through the management company, or through its' agent, two (2) documented attempts to contact the owner of the vehicle will be made within a 48-hour period of receipt of the complaint of violation
 - b. After two (2) complaints for the same vehicle (same make, model, and license plate number) for different offenses, a final notice will be placed on the vehicle notifying the vehicles owner that the vehicle may be towed at the next notice of violation
 - c. No parking at any times on lawns, sidewalks or common areas.
 - i. Parking on lawns and blocking sidewalk while parked in driveway (more than 12" into the sidewalk)
 - 1. Each Lot will be given one (1) warning letter for this type of violation
 - 2. Each subsequent violation will be penalized in the following manner:
 - a. Parking on lawn- \$50.00 fine
 - b. Blocking sidewalk while parked in driveway- \$35.00 fine
 - ii. Parking on common area (devil strip or sidewalk)
 - 1. Violators may be towed
 - 2. Enforcement of the covenant
 - a. Upon receipt of an official complaint through the management company, or through its' agent, two (2) documented attempts to contact the owner of the vehicle will be made within a 48-hour period of receipt of the complaint of violation
 - b. After two (2) complaints for the same vehicle (same make, model, and license plate number) for different offenses, a final notice will be placed on the vehicle notifying the vehicles owner that the vehicle may be towed at the next notice of violation
- 2- Reporting a violation
 - a. Document the date, time and address that the violation was observed; the make and model of the car; with license plate number and photos, if possible
 - b. Send information to either:
 - i. Premier Management Company- <http://premiermanagementnc.com/report-violation/>; or
 - ii. Travis Crow at Travis@premiermanagementnc.com
 - c. Violations must be reported within 24 hours of occurrence
- 3- Due Process
 - a. Fines associated with violations are due upon and payable on the date the violation notice occurs; late payment charge applies of \$10.00 for every 30 days
 - b. Quarterly hearings on violations are held at the Clubhouse (7005 Ontario Rd.) on the third Tuesday at 6:00 PM in January, April, July and October. Additional hearings may be called at the discretion of the Board of Directors.