



## **On-Street Parking Restrictions and Adoption of Towing Policy**

Parking in our community is always a challenge and many homeowners may not be aware of the parking restrictions which exist in our governing documents. The governing documents include the Use Restrictions which are set forth in the Declaration of Covenants recorded at Official Records Book 06598, Pages 1742-1861, Public Records of Polk County, Florida. You may obtain a copy of the governing documents from the Association at any time by contacting management. The Use Restrictions for Hampton Lakes are attached as Exhibit "C" to the Declaration.

The parking restrictions include:

- 1) a complete prohibition of on-street parking and
- 2) a requirement that any commercial, recreational, and inoperable vehicles be stored within a fully enclosed garage.

The Board understands that daytime, temporary parking on the streets is common and necessary for vendors and visitors. Consequently, the Board has adopted a new parking policy which includes a strict prohibition against on-street parking between the hours of 12 AM and 6 AM. During these hours, no on-street parking will be permitted anywhere within the community on its roadways.

The Board believes it is important to provide a timeframe for our homeowners to become familiar with the parking policy and the on-street parking restriction before strict enforcement begins. For that reason, the Association will provide initial warning letters for a period of 60 days from August 30th, 2022.

Signage is posted throughout the community clearly indicating that on street parking between 12 AM and 6 AM is strictly prohibited and vehicles in

violation will be towed without further notice. After the 60-day time period, the Association will not provide any further warning letters. Instead, any vehicles in violation will be towed without further notice pursuant to the signage posted throughout the community

We will begin enforcing the towing on November 1, 2022

We thank everyone for their anticipated cooperation and look forward to the positive impact this will have on our community.

Thank you,

Shari Toler, LCAM Community Manager