



MULCAHY LAW FIRM, P.C.

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December 21, 2018

Re: Rogers Ranch Unit 5 Parking Reminder

Dear Homeowner,

As you know, I am general counsel attorney for Rogers Ranch Unit 5 Homeowners Association (“Association”). The Association requested that I contact you again regarding a reminder on the Association’s parking policies.

Pursuant to Section 6.25 of the Association’s Declaration,

[i]t is the intent of Declarant to eliminate on-street parking as much as possible in The Property. Vehicles shall be kept in *garages, residential driveways, carports, other designated parking areas approved by the Committee*. No vehicle may be parked on a street at any time, except for temporary on-street parking by guests. No vehicle may be parked on a street overnight. The Association may adopt additional parking restrictions and may establish fines and assessments for their violation, and/or may elect to tow vehicles at the expense of the owner. *Emphasis added.*

The Board has been made aware that owners are parking their vehicles on their lawns; landscaping areas and in a manner that blocks access to sidewalks. This letter provides notice that the Board has increased the fines for parking a vehicle on a lawn or other non-designated parking area to \$200.00 per offense. This letter will serve as your warning letter. Please be reminded that landscape parking is monitored day and night. This parking enforcement policy will take effect February 1, 2019. Please ensure that your vehicles are parked only in garages, residential driveways, carports and other designated parking areas.

Thank you for your anticipated cooperation in this matter.

Sincerely,

Beth Mulcahy
BM/lv

Cc: Rogers Ranch Unit 5 Homeowners Association