

PANTHER TRACE VILLAS

ASSOCIATION, INC.

PARKING & TOWING RULES AND REGULATIONS

Revised and Approved October 12, 2016

As per Article IV, Section 19(a) of the Declaration of Covenants, Conditions and Restrictions of Panther Trace Villas:

(a) All vehicles shall be kept inside garages, except that vehicles may be parked on the driveway, but only if the Owner's garage or garages are fully occupied with the Owner's vehicles. Vehicles parked within a driveway shall not block the sidewalk. Garage doors shall be kept closed except when vehicles are entering or leaving the garage. There shall be no overnight parking of any vehicle in the street by an Owner or by the guest, tenant, or invitee of an Owner.

The association has adopted the following Rules and Regulations regarding parking to define and clarify the above referenced restriction(s).

Definitions:

1. **“block(ing) the sidewalk”** is defined as being situated in such a way that results in the inability of a pedestrian to traverse the sidewalk without having to step or otherwise maneuver around a vehicle that is parked over the sidewalk in full or in part.
2. **“overnight parking”** is defined as parking on the streets or Common Areas anytime between the hours of 12:00 am and 6:00 am. Cars parked in the street within these hours will be subject to being towed without further notice and at the owner's expense.

Rules & Regulations:

1. **Unit Parking:** All vehicles shall be kept inside garages, except that vehicles may be parked on the driveway, but only if the unit's garage or garages are fully occupied with vehicles.
2. **Blocking a Sidewalk:** Vehicles shall not be parked in a manner that blocks a sidewalk.
3. **Garage Doors:** Garage doors must be kept closed at all times, except while vehicles are entering or leaving the garage or while the garage is being cleaned/maintained.
4. **Parking on Grass:** Vehicles shall not park on grass, but shall remain on paved areas at all times.
5. **Overnight Street Parking:** No vehicles of any kind will be parked in the street overnight, as defined above. Vehicles parked in the street overnight, will be subject to being towed without further notice and at the owner's expense.
6. **Daytime Amenity Parking:** Daily, during pool/amenity hours, the amenity area parking lot is solely intended for use by residents and their guest(s) while they are actively using the pool or cabana. During this time, no vehicle shall be parked in the amenity parking lot unless the vehicle owner is actively using the amenities. Vehicles parked in violation of this rule, will be subject to being towed without further notice and at the owner's expense.
7. **Nighttime Amenity Parking:** Nightly, while pool/amenity area is closed, the amenity area parking lot may be used for the temporary, non-recurring, short-term, overflow guest parking, but ONLY if/when the associated unit's garage AND driveway are fully populated with vehicles as indicated above.
8. **Towing:** The Association has entered into a contract with a local towing company whose name and contact information shall be posted in the community and who may perform roaming towing services on a random schedule as determined by the Association. Any vehicle found to be parked in the street or common area in violation of the “overnight parking” rule will be towed at the owner's expense.