

Dear Homeowner

During a recent inspection of the community, the BOD has noted that many of the Homeowners are not adhering to the regulations for the guest parking spaces as outlined in the Park Place of Itasca's CC&Rs (8.05), the Park Place R/Rs, and the Parking Regulations in the Itasca Municipal Code.

Here are some of the most common violations that the BOD has noted:

- All authorized motorized vehicles are to be driven on the streets or roadways and are prohibited from being driven on any grass covered or other areas of the Association. (R/R 47.1)
- Guest parking areas throughout the development are intended for guests and should not be used by residents who have not attempted to use their garages or driveways first. (R/R 47.3)
- Guest parking requires the submission of the "Guest Parking Form" to Foster Premier in advance of overnight guest parking. This form can be found on the ParkPlaceofItasca.com website. (R/R 47.4)
- Resident parking spaces are in their garages and driveways. Parked vehicles must not overhang onto streets. (R/R 47.5)
- No commercial vehicle shall be parked on the property overnight, except inside closed garages. (R/R 47.9)
- No camping vehicles; boats; trailers; or unlicensed, inoperable, or covered vehicles shall be parked or kept on the property EXCEPT inside a closed garage. (R/R 47.10)

Please Note: Copies of the Declaration for Park Place of Itasca and the Rules/Regulations can be found on our website at: ParkPlaceofItasca.com. You may also request a hard copy by reaching out to our Manager, Steve Tillinghast.

While the BOD tries to identify ways on how we might monitor and enforce parking violations, it has none-the-less been a challenge and it continues to distract us from essential project work – so much so that the BOD is giving serious consideration to hiring a **professional towing service**, an option the BOD would only consider if the pattern of non-compliance continues to be an issue. Our first course of action has always been “not to tow”, as we realize this could be a very expensive penalty to any homeowner that is violating this rule. To date the BOD has not made any final decisions. However, requests for towing estimates are proceeding. In the meantime, the BOD will continue to enforce the current rules and implement fines as we have done in the past.

If you are an individual that is non-compliant with the governing documents, we ask that you STOP. If you are a **Property Owner** and are leasing your unit, please ensure that your tenants are adhering to the governing documents.

Not following the rules is not okay and it directly impacts us all. These types of issues distract from other important project work that could/should be happening within our community and *these violations of our governing documents have a financial impact on us all* as we continue to repair damages, apply postage to violation letters, pay legal fees, and duplicate redundant work efforts at all levels.

We respectfully ask all homeowners to please conform to the governing documents. These rules were not established arbitrarily - these rules are meant to protect the property and enhance the value and aesthetic appeal of all the homes in the community.

Thank you,
BOD, Park Place of Itasca
Foster Premier Management Company