

Pinewood Country Estates Home Owner's Association

"Working for a Great Community for Great Neighbors"

August 2016

Residents of Pinewood Country Estates please read all of this because it deals with a

PARKING PROBLEM!!

The Board has received several complaints regarding difficulty driving through Pinewood **due to cars parked along the streets**. Since passenger cars having difficulty there is concern regarding Emergency vehicles.

This has been an on-going concern that the Board has sought solutions for and the reason we had retained the Sheriff's Department to visit us occasionally. The "visits" have resulted in several conversations, some warnings and even a couple tickets. But the problems persist.

Our Declarations, the documents we are all bound by deed to follow, originally stated that on street parking was not allowed BUT that was amended to **allow parking in front of the homes only**. At this time we need to begin to **enforce that policy**. To clarify that means that any **vehicles must be parked on the same side of the street that the house in on and within the property limits of the home**. Owners must make sure tenants are aware of this policy.

Even with this rule there are still areas where houses are located on both sides of the street. The Sheriff Deputies have stated that it is **illegal to cause an obstruction as defined by a vehicle needing to slow down below the speed limit to pass between parked cars**. This is almost always the case when 2 cars are parked opposite each other. The Officers stated that the last car parked there would be the one to be ticketed. Consequently, please note that in these areas, your car, or the cars of guests or tenants, **must be in front of your house and not directly across from another vehicle already legally parked**.

Please note that it is also illegal to park across a sidewalk but that we have asked the Sheriff's Department to ignore that rule to allow cars to be in driveways. And of course, there is no parking on the grass.

Enforcing these policies may be a hardship to some in current situations as **garages are used for storage or game rooms**. If parking legally is an issue, **owner's will need to address cleaning their garages to make them accessible to vehicles** or parking extra vehicles somewhere off site.

The Board is aware that **some homes have several vehicles**. Please note that the Declarations state that all **homes in Pinewood Country Estates are to be in 2 categories**: single family homes or short term rentals (defined as less than 1 month).

We hope that adherence to these rules will alleviate the problems but if not the Board will need to consider other options including the possibility of reverting back to no parking in the street.

Thank you for your cooperation and help in this matter.

Pinewood Country Estates HOA Board