



July 15, 2024

Dear Homeowners,

Given the recent number of messages we have received regarding cars parked on the street, we thought it might be helpful to review a couple of rules and regulations regarding street parking and formalize a **new parking fine for the community**.

Our community streets are narrow. Regularly parked cars create hazardous conditions for both personal, emergency, and commercial traffic. Cars parked on the street are a significant fire and emergency hazard. Multiple members of the community often require medical services, and street-parked vehicles may prevent larger emergency vehicles, such as ambulances or fire trucks, from assisting our neighbors.

Our community bylaws cover this issue, clearly prohibiting parking on the street (please see Exhibit "C" Section below). It is understood that when homeowners have visitors or commercial professionals doing work, street parking may be difficult to avoid. We are not looking to place timers on parked cars.

Please consider the following concerns:

- **Fire and Emergency Hazard:** Street parking is a significant fire and emergency hazard. It is crucial that we keep our streets clear for emergency vehicles.
- **Medical Services:** Many community members require regular medical services. Street-parked vehicles may prevent emergency vehicles from reaching those in need.
- **Driveway Capacity:** Our driveways can accommodate four sedans or SUVs without the need to park on the street. Please utilize your garage and driveway whenever possible.
- **Contractor Parking:** If a contractor visits your home and uses a sedan or SUV, please ask them to park in your driveway close to the street so you can use your garage.
- **Be courteous:** If you must street park, please do so in a place that is not close to someone who has already street-parked. If you need additional short-term parking, consider asking a neighbor for the short-term usage of their driveway.

To address repeat complaints, we will need to institute a **\$100** fine for the second substantiated complaint (for example, an accompanying photo) and **\$200** for each substantiated complaint thereafter. Homeowners will receive a warning via email, and upon future complaints, the board will assess the above fines. This measure is being taken to ensure the safety and accessibility of our community. We encourage all homeowners to only raise concerns regarding street parked cars if the car(s) is parked for an excessive amount of time beyond the four-hour policy or if the violation has become a habit.

We encourage all homeowners to re-read the Covenants and Bylaws that each homeowner was provided, as well as the Guidelines (available on the Community website www.dowellfarm.com), to further familiarize themselves with the rules and regulations.

Please feel free to contact the Board at hoa@dowellfarm.com should you have any further questions or need clarifications regarding the community's rules and regulations.

Sincerely,
Dowell Farms HOA Board

Under exhibit "C" section "Initial restrictions and Rules" of the Declaration of Covenants, it states the following; The following restrictions applicable to property within the Community.....

(c) Parking of any vehicles on the streets or in areas of the Community, other than (I) the garage and dwelling of the unit which is owned, being occupied, or being visited by the vehicle operator, or (ii) areas designated by the Board or Declarant for vehicle parking.

VEHICLES & PARKING

- No boat, trailer, camper or recreational or any other type of vehicle may be parked or stored in open view on residential property for longer than a 24 hour period.
- All cars parked in open view and not in a garage must be operable and may not be unsightly.
- Covered Vehicles are prohibited
- No Vehicle may be parked on any yard.
- As a general rule, parking of vehicles on the street is prohibited.
- Temporary parking (four hours or less) is allowed if not a nuisance to neighbors or impediment to traffic flow.
- Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.