



**The Retreat at Lost Mountain Homeowners Association, Inc.**

**Parking Rules & Regulations**

August 4, 2023

Dear Homeowner,

The Board of Directors has recently observed an increase in concerns in overnight street and overnight commercial vehicle parking within the common areas. In an effort to resolve these concerns and following a discussion with the management company and the Association's legal counsel, the Board has adopted the below parking rules and regulations to supplement the parking restrictions already specified in our community's governing documents.

This letter is being mailed to all homeowners to provide notice of the parking rules below which will become effective September 1, 2023. These rules are in addition to the parking restrictions stated in section 6.14 of the of the Association's Declaration of Covenants, Conditions, and Restrictions which can be located online at <https://allinonemgmt.com/community/retreat-at-lost-mountain/> under the governing documents section for reference.

**Street Parking:**

- **Street Parking - non-resident vehicles.** No vehicle may be parked on the streets of the community on a permanent basis. Violation of this rule will result in a \$25 per day fine against the lot owner. Exceptions to and clarifications of this rule shall be as follows:
  - (a) Vehicles parked for less than 48 consecutive hours shall not be considered a violation of this rule, however, temporary removal of the vehicle to break the continuity of the 48 consecutive hours shall not be sufficient to establish compliance with this restriction.
  - (b) Vehicles of guests of the lot owner, said guest visiting for seven (7) days or less and residing on the lot during that time, and said vehicle parked for less that 48 consecutive hours shall not be considered in violation of this rule. Use of the such guest vehicle by the resident guest shall break the continuity of the 48 consecutive hour limit.
- **Street parking - resident vehicles.** No vehicle owned or used by the residents of a lot may be parked on the street on a permanent basis. Violation of this rule will result in a \$25 per day fine against the lot owner. Exceptions to and clarifications of this rule, as applied to vehicles owned or used by residents, shall be as follows:
  - (a) Vehicles parked on the street for less than 48 continuous hours shall not be considered a violation of this rule, however, temporary removal of the vehicle to break the continuity of the 48 consecutive hours shall not be sufficient to establish compliance with this restriction.

**Common Area Parking:**

- **Towing of oversize vehicles parked overnight.** No vehicle that will not fit within one standard size passenger vehicle parking space may be parked overnight in the common area parking lots. Any such vehicle shall be

subject to towing by the Association without further notice, except as required by Georgia law. Exceptions to and clarifications of this rule, as applied to vehicles owned or used by residents, shall be as follows:

(a) A house trailer, mobile home, motor home, recreational vehicle, camper, habitable vehicle of any kind, boat or boat trailer, trailers of any kind (except as addressed in (b) below, or like equipment, which vehicle or equipment is intended to be used by a resident for personal travel or recreational purposes, may be parked overnight for one (1) night prior to and one (1) night following any such intended use. The exception provided in this part (a) will be available to any resident once in any thirty (30) day period.

(b) Parking of semi-trailer trucks, tractors or trailers intended to haul or carry freight, may not be parked in the common area parking lot at any time. Any such vehicle shall be subject to towing without further notice, except as required by Georgia law.

(c) In addition to a vehicle being subject to towing for violation of this rule, the lot owner who parks such vehicle in violation of this rule shall also be subject to a \$100 per day fine for any such violation.

(d) The Board of Directors may grant a temporary parking permit for a vehicle that otherwise may be in violation of this rule, in the sole discretion of the Board of Directors.

Sincerely,

The Board of Directors for The Retreat at Lost Mountain Homeowners Association, Inc.