

Royal Oaks Residential Community Owners Association, Inc.

**RESOLUTION – RULES AND REGULATIONS ON
OVERNIGHT PARKING, TRAFFIC REGULATIONS AND
ENFORCEMENT**

WHEREAS the Royal Oaks Residential Community Owners Association, Inc., keeps correct and complete books and records of account and Minutes of the proceedings of its members and Board of Directors;

AND WHEREAS Article III, Section 3.17 of the By-Laws of the Royal Oaks Residential Community Owners Association, Inc., provide that the Board of Directors shall have the power to make and amend rules and regulations and enforce the Declaration, By-Laws, and rules;

AND WHEREAS the Board of Directors has deemed it necessary to impose and enforce reasonable rules and regulations for the safety and benefit of the community with respect to overnight parking, traffic regulations and enforcement to supplement Article XII, Section 12.4 of the Declaration;

NOW THEREFORE BE IT RESOLVED that the following rules and regulations are hereby established regarding overnight parking, traffic regulations and enforcement.

OVERNIGHT PARKING RULES

1. No street parking is allowed from 2:00 a.m. to 5:00 a.m. During this period vehicles shall be parked only in the garage or driveway serving the Lot.
2. Special arrangements for overnight parking by guests may be permitted on a limited basis, so long as security is contacted to make arrangements at least twenty-four hours in advance.

TRAFFIC REGULATIONS

1. All motor vehicles, including but not limited to, electric cars and golf carts, are required to observe the speed limit of 20 miles per hour throughout the community, comply with all traffic and safety signs in the community, and be driven by a person at least 16 years of age with a valid driver's license.
2. The occupancy of electric golf carts may not exceed the number of persons that the golf cart was designed to accommodate safely.
3. All vehicles and/or drivers in the community shall obtain and at all times keep in force comprehensive liability insurance, with limits of not less than \$1,000,000 single limit with respect to Bodily Injury/Death and Property Damage in any occurrence.

ENFORCEMENT

The Overnight Parking Rules shall be enforced as follows:

- Written warnings to residents shall be placed on the vehicle's windshield for up to three violations charged to an owner in a twelve-month period.
- After the third owner violation in a twelve-month period, all subsequent violations will result in the vehicle being booted by security.
- For each time a vehicle is booted, a fine of \$100 will be proposed against the owner (or in the case of a tenant or guest, the owner of the residence they rent or were visiting), which will be collected in accordance with the Declaration and the Collection Policy Resolution.

The Traffic Regulations shall be enforced as follows:

- Speeding shall be enforced pursuant to the Speeding Fine Policy
- Security shall give written warnings to drivers that do not observe traffic and safety signs or do not otherwise comply with the Traffic Regulations.
- Resident minors under the age of 16 or without a valid driver's license observed driving in the community shall be stopped and escorted to their place of residence, where a written warning shall be issued to a responsible adult.

Continued non-compliance with the Overnight Parking Rules or Traffic Regulations following a written warning may result in the matter being turned over to the Association's attorney for legal action, where the Association shall seek recovery of costs, including attorney's fees, incurred in obtaining compliance.