

LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC.
PARKING AND TOWING POLICY

In an effort to improve the safety in our community and safeguard the appearance of our community, the Lakewood Ridge Townhomes Association Board of Directors has made arrangements with a Licensed Towing Company to implement the towing policy described below. Please be aware of the language in your Declaration of Covenants, Conditions, and Restrictions. Please refer to Article VI, Section 7, Storage of Vehicles, Water Craft, Machinery, or Equipment.

The new towing policy will be implemented as of April 7, 2025. Vehicles found to be in violation of community rules after that date will be subject to immediate towing at the owner's expense.

The Board of Directors has adopted the following rules. Prohibited vehicles will be towed.

Parking Rules

- * Parking is only allowed within paved and designated parking areas.
- * Reserved parking spaces may only be used by the unit for which they are reserved.
- * Stripped, unsightly, offensive, wrecked, or dismantled vehicles are not permitted. Disabled vehicles with missing body parts or commercial vehicles of whatever type, other than service vehicles temporarily present for business purposes, shall not be parked on Common Area.
- * Vehicles must be currently licensed and registered, with up-to-date registration stickers visible.
- * Commercial vehicles, including those containing racks or tool storage units and those displaying commercial signage, are not permitted. (Personal noncommercial pickup trucks with low-profile tool storage units, installed parallel to and immediately behind the cab are allowed.) Trailers, recreational vehicles, motor homes, campers, or boats shall not be parked on Property and shall be towed.

- * Any inoperable or abandoned vehicles that are in violation of the Declarations are not permitted.
- * Parking vehicles partially or wholly on the grass is not permitted.
- * Parking vehicles on the right of way is not permitted.
- * Double parking (parking perpendicular behind parking spaces) is not permitted.

Towing Policy

Vehicles found to be in violation of the Parking Rules/Parking and Towing Policy or the Declaration of Covenants will be subject to immediate towing at the owner's expense. Owners of towed vehicles will be solely responsible for retrieving said vehicle.

By board resolution, one or more specifically named persons are designated as agents of the association for the removal of vehicles. The statute provides that "The owner or lessee of real property, or any person authorized by the owner or lessee, which person may be the designated representative of the association if the real property is the association, may cause any vehicle parked on such property without his permission to be removed by a person regularly engaged in the business of towing vehicles."

The initial representatives with the authority to tow vehicles are as follows:

Adopted by the Board this 29th day of March 2025 at a duly called meeting at which a quorum of the Board was present.

_____John_____Dena_____Property Manager

In addition, you are reminded that the attached Parking Permit Tags Policy and Parking Registration Form adopted July 1, 2020 and notice dated September 16, 2021, are still in effect.

LAKEWOOD RIDGE HOA

VISITOR PARKING AREAS

September 16, 2021

NOTICE



The Visitor Parking Areas are not being used correctly, therefore, in order to make sure these areas are being used properly as VISITOR PARKING and not storage areas, the Board of Directors is instituting a new policy.

Starting October 1, 2021 and going forward, any vehicle found to be stored in these areas continuously for seven (7) days or more, will be towed without notice.

A fee of \$200.00 plus any additional charges will need to be paid in order for you to retrieve the vehicle.

Let us all be responsible homeowners/residents and keep this area for the purpose that it was created for—additional parking for your family and friends when they visit.

If you are storing any vehicle in these areas, please make arrangements to store them to an off site location.

Thank you for your cooperation.

Your Board of Directors

Lakewood Ridge

c/o Ameri-Tech Community Management, Inc.
24701 US Highway 19 N, Suite 102 Clearwater,
FL 33763
Phone (727) 726-8000 Ext. 311 | Fax (727) 723-1101

PARKING REGISTRATION FORM

EFFECTIVE JULY 1, 2020

May 21, 2020

In order to regulate the visitor parking spaces at Lakewood Ridge, the Board of Directors will be issuing Parking Permit Tags.

Enclosed you will find the Parking Registration Form that will need to be completed and returned by June 15, 2020 to: David Drake, c/o Ameri-Tech Community Management, 5434 Grand Blvd., New Port Richey, FL 34652.

Once the Form is received, the Parking Permit Tags will be mailed to all homeowners mailing addresses. You will receive one Parking Permit Tag and one Visitor Parking Permit Tag. The policy will be effective starting July 1, 2020.

If you have a tenant in your unit, you will need to obtain their vehicle information to complete the form. Once this form is received, we will mail the parking permits to you. Unless you request that they be mailed to your tenant. In this case, you will need to provide Ameri-Tech Community Management with their name(s) and the address of the unit.

The Tags are not required for the designated parking space. The Tags are to be used only for the non designated parking spots.

Parking in undesignated parking spaces requires either a Lakewood Parking Permit or a Visitor Parking Permit Tag. **You will need to display the parking permit tag on the mirror with numbers visible through the windshield.** When you have a visitor, you will need to have the Visitor Parking Tag available for the visitor. **They must display the Visitor Parking Permit Tag on the mirror of their car.**

Vehicles parked without the Parking Permit Tag or Visitor Permit Tag in the undesignated parking spaces will be towed. Any and all expenses incurred will be the responsibility of the vehicle owner.

If you have any questions regarding this matter, please feel free to contact me by phone at (727) 726-8000 ext. 311 or by e-mail me at daviddrake@ameritechmail.com.

By Order of the Board of Directors,

David Drake, LCAM

Community Association Manager

cc: Board of Directors Enc: Parking Registration Form

Parking Permit Hangtags MUST BE DISPLAYED ON THE REARVIEW MIRROR WITH THE NUMBERS VISIBLE THROUGH THE WINDSHIELD <<<>>> Otherwise, you may be towed at your own expense!

LAKEWOOD RIDGE TOWNHOMES ASSOCIATION

PARKING REGISTRATION AND HANGTAG REQUEST FORM

Parking Hangtags are not required in front of your own townhome but must be used if parked in Visitor/Guest parking spots. If you expect a guest, it is suggested that you park in a Visitor spot with your hangtag and allow your guest to park in yours. Initial hangtag is free, but re-issue will cost \$25. No more than 2 hangtags will be issued per townhome. This does not mean parking will be available. There are very few Visitor/Guest spaces and they cannot be used for long-term parking (you will be towed). Please complete the following information completely and submit it to the Association Management Company.

TOWNHOME INFORMATION

UNIT ADDRESS: _____

OWNER: _____ : _____ PHONE: _____

OWNER ADDRESS (IF NON-RESIDENT): _____

VEHICLE INFORMATION

VEHICLE 1

VEHICLE 2

MAKE & MODEL: _____

COLOR: _____

YEAR: _____

TAG: _____

PARKING HANGTAG INFORMATION

(This Section for Office Use Only)

VEHICLE 1

VEHICLE 2

HANGTAG NUMBER: _____

RE-ISSUE: NUMBER _____ \$25 FEE PAID: ☐ NUMBER _____ \$25 FEE PAID: ☐

ACKNOWLEDGEMENT

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OWNER/LEASEE NAME(S): _____

SIGNATURE(S): _____

DATE: _____

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