



RE: Community Parking Compliance

Dear Future Resident/ Tenant/ Occupant:

We want to Congratulate & Welcome you to Verona Trace HOA, whether it is temporary or permanent.

The purpose of this letter is to communicate with you about Parking Enforcement of the Verona Trace and the penalties that may occur should a home be in non-compliance with the rules of the HOA.

These rules apply to all residents, tenants, and visitors with the understanding that Verona Trace is a deed restricted community.

There is a myriad of restrictions in the Declaration which govern the use of property in Verona Trace. For Homeowners, these restrictions can also be found in the Verona Trace governing documents, which includes the Declaration. If you do not have a copy of these documents, we suggest that you log into the Verona Trace Community Portal to review and or/print them.

https://frontsteps.cloud/caliberweb2_elliottmerrill

If you are a tenant, please reach out to the homeowner to obtain a full set of the governing docs as these apply to you while leasing/renting the property.

Below are the Parking Restrictions that the HOA would like each owner/occupant to sign that they acknowledge they have reviewed. **Please note that these restrictions will be enforced and can incur violations, fees, and towing dependent upon the nature and history of the non-compliance.**

Parking of Vehicles

14.5.1 Parking. Owners' automobiles shall be parked in the garage or driveway, if provided, and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of Verona Trace or a Lot except on the surfaced parking area thereof.

Parking on the street overnight is prohibited. Parking which impedes the sidewalk and parking on the grass/swale is prohibited.

Please utilize your garage for additional vehicles and advise your guests to park in the guest/overflow parking locations. The HOA has enlisted Charlie's Towing to tow those vehicles not in compliance.

Parking enforcement company services has been scheduled to patrol Verona Trace on a rotating schedule to make sure we enforce our documents and regulations. First time violators will be tagged. Second time violators will be towed at the vehicle owner's expense.

Prohibited Vehicles

14.5.3 Prohibited Vehicles. No commercial vehicle, limousines, recreational vehicle, boat, trailer including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept within Verona Trace except in the garage of a Home.

Please review the prohibited vehicles list and make sure you are not parking any of those vehicles in the community except within your garage.

If you receive a letter asking you to address a violation/issue or your car has been tagged, please make every effort to resolve the issue immediately. Dependent upon the consistency, severity, or history of the violation; you may incur fines, suspensions, or have your vehicle towed at your expense. The Association may also pursue other legal remedies as well.

Should you have any questions, please feel free to contact Elliott Merrill at Paolaa@elliottmerrill.com. Thank you for taking the time to read this important information. We appreciate your efforts.

Below Shows That You Have Read & Reviewed This Letter And Agree That You Will Comply With The Rules & Terms Set Forth On The Parking Restrictions By Verona Trace. That You Will Inform Any Of Your Guests While Visiting Or Staying At Your Property & Monitor That They Comply With The Terms Set Forth On The Parking Restrictions By Verona Trace. And That You Acknowledge You Are Aware Of The Consequences Of Non- Compliance:

_____/_____
Signature Date

Verona Trace Address