

Date: August 23, 2023

TO: Verandah including Valor Farms

RE: Improper Parking/Vehicle Violation & Procedure (Commercial vehicles/recreational vehicles/Trailers/ inoperable vehicles)

Dear Homeowners and Residents of Verandah Property Owners Association,

Although the parking rules and regulations are actively enforced in Verandah Property Owners Association (“Verandah”), recently the Board of Directors (the “Board”) has been receiving requests from Homeowners asking that more frequent or stricter enforcement regarding parking violations, vehicle violation & procedure (commercial vehicles/recreational vehicles/trailers/inoperable vehicles) be enacted. The disregard for parking rules and regulations in all Verandah Community has increased over the last 18-24 months and additionally, Association property such as no parking and towing signs are being torn down or vandalized. This is not only a violation of Association rules, but also an added cost to the Association when signs have to be purchased and replaced.

We also are aware that new Homeowners are moving into the community and may not yet be aware of the rules and regulations regarding parking, therefore, we have provided a few excerpts from the Verandah Declaration below. We ask that all Homeowners familiarize themselves with the rules and if your residence is currently rented, please be sure to notify your tenants of the rules to avoid any violation notices and/or possible towing of vehicles.

The following is an excerpt from the Covenants, Conditions and Restrictions (“CC&R’s”):

(b) Parking and Vehicle Restrictions. No Vehicles shall be parked within

the Properties except on a paved parking surface, driveway or within a garage. No trucks or vehicles that are primarily used for commercial purposes, other than those temporarily present on business, nor any trailers, may be parked within the Properties other than enclosed garages or other areas concealed from public view. Boats, boat trailers, campers, travel trailers, mobile homes, recreational vehicles and the like, and any vehicles not in operable condition and validly licensed, shall only be permitted to be kept within the Properties if such are kept inside a garage and concealed from public view. Any other vehicle that is not required to be kept in a garage or concealed from public view (as provided above) may not be parked on the street for more than twenty-four (24) hours. Parking on the streets shall be restricted in accordance with the laws, statutes, ordinances, and rules of the state and municipal governments applicable to the Properties. However, the Board shall have no obligation to take action to enforce such laws, statutes, ordinances, and rules. The Board may adopt reasonable rules and regulations governing the parking and operation of vehicles on the Properties.

In response to some frequently asked questions, please see below:

1. If I use a trailer as part of my job, can I park it outside my home? **Answer – NO. Unless loading and unloading and no longer than a 12-hour period.**
2. Can I park my boat or any other recreational vehicle on or off a trailer in my driveway or on the street? **Answer – NO. Unless unloading or loading, all recreational vehicles and trailers must be parked off-site or out of public view.**

3. If I drive a tractor trailer rig as part of my job, can I park in the community for 24 hours? **Answer -NO Semi-trucks with or without the trailer attached are not allowed inside the community and may not be parked anywhere in the community at any time. This does not include trucks hauling materials for new construction or other vehicles in the community to perform a delivery should such be necessary.**
4. Can I store my ATV/Trailer/Small Trailer in my garage? **Answer – YES, if completely concealed within the garage. Can I store them in my driveway? Answer – NO.**
5. Can I park my vehicle/Recreational Vehicle/Trailer on a street/cul de sac/amenity parking lot as long as it is not blocking anyone’s driveway/mailbox/park access? **Answer – NO. Must be parked off-site or out of public view.**
6. What is an inoperable vehicle? **Answer -Any vehicle parked in the street or driveway that has an expired license/inspection tag, or is inoperable in other ways such as, but not limited to, flat tire, vehicle on jacks or blocks, a wrecked vehicle, or other issues that would render the vehicle inoperable by law on roads and highways.**
7. Can I park my ATV/Four-wheeler/motorcycle in my driveway or side yard? **Answer – NO. All recreational vehicles must be stored out of public view (garage or off-site).**

Note: The signs recently posted were placed temporarily and a new sign with better verbiage that matches the Verandah CC&Rs, will be posted ASAP.

PLEASE MAKE ARRANGEMENTS TO CORRECT/REMOVE/STORE YOUR VEHICLE/TRAILER/RV/ATV/BOAT, ETC. ACCORDING TO THE ASSOCIATION’S RULES AND REGULATIONS. THE ASSOCIATION WILL ALLOW A GRACE PERIOD OF FIVE (5) DAYS AND THEREAFTER, THE COMPLIANCE DIVISION WILL BEGIN STRICT ENFORCEMENT OF PARKING RULES AND REGULATIONS TO INCLUDE TOWING WHEN NECESSARY.

Beginning **September 4, 2023**, the compliance department will be enforcing and escalating any parking and/or vehicle violations and will implement towing for any vehicle not moved or brought into compliance with the requirements set forth in the violation notice issued.

If your vehicle is towed, you will need to contact:

Royse City Towing
115 Waxberry Dr, Fate, TX 75189
972-904-6591

Thank you for your attention to this matter. If you have any questions regarding this notice, please submit an inquiry via the “Contact Us” tab from the Association’s website and select “General Question” or “Compliance” in the drop-down menu.

Regards,

Verandah Homeowners Association, Inc.
Its Board of Directors, in conjunction with,
Essex Association Management, LP, Compliance Division