

Overnight Street Parking
Cooper Commons HOA
Notice of Compliance and Enforcement

April 1, 2013

From: COOPER COMMONS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS
To: Cooper Commons Homeowners
RE: **OVERNIGHT PARKING COMPLIANCE AND ENFORCEMENT**

Dear Homeowner,

The Cooper Commons Homeowners' Association Board of Directors has consulted our legal and property management professionals in regard to parking enforcement in our subdivision. We have completed the final steps to resume a ban on overnight street parking, which included an "education" phase between January and March. Our CC&R's (Conditions, Covenants and Restrictions) included these restrictions when Cooper Commons was established.

Our Cooper Commons CC&R's state in Article IV, Section 4.2 (u) page 18:

"Parking. Vehicles of all Owners, Lessees and Residents, and of their employees, guests and invitees, are to be kept in garages, carports, residential driveways of the Owner, designated spaces in commercial areas, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a Lot or Parcel; provided, however, this Section shall not be construed to permit the parking in the above described areas of any vehicle whose parking on Cooper Commons is otherwise prohibited or the parking of any inoperable vehicle. Notwithstanding the foregoing, vehicles may not be parked on the streets overnight."

We are now enforcing the overnight parking ban on Cooper Commons streets, from Midnight to 5:00a.m. This will continue until a state statute is passed or a change would be made to the Cooper Commons CC&R's. Parking violations will be identified and treated, as any other violation would be.

Thank you for your understanding and help in making our community the best it can be.

Board of Directors
Cooper Commons Homeowners Association