

Important information from your
“Board of Directors”
concerning parking regulations in
Hamilton Bay.

VERY IMPORTANT
PLEASE READ CAREFULLY THE FOLLOWING INFORMATION!

The Board of Directors has engaged the company “Property Parking Maintenance” to oversee the enforcement of our parking regulations in Hamilton Bay. They will make sweeps through the neighborhood at various times to ticket and arrange towing of any vehicles in violation of the clearly defined parking regulations. These sweeps will take place between 1:00 am and 6:00 am with additional sweeps during day time hours to check for unauthorized commercial vehicles, boats, trailers, motor homes, buses, atvs, etc., parking on grass and/or sidewalks, or parking facing the wrong direction.

Violators will be towed from the Hamilton Bay neighborhood by Kings Wrecker Service located at 6738 Wallis Rd # A West Palm Beach, FL 33413 (Wallis Rd is one block north of Southern Blvd on Jog Rd) (561) 795-5692.

It is not our intent to tow vehicles of persons visiting homeowners for social or family activities. This is why we have set the sweeps after 1:00 am. If you are having a party or other activity Community Parking Maintenance will not ticket the vehicles that obviously belong to those in attendance so long as they are not otherwise parked on grass, sidewalks, blocking driveways, or parked facing traffic. Please ask your guests to respect our community and our rules. The parking lot by the swimming pool may also be utilized by your guests

You may also notify Property Parking Maintenance {during business hours} to let them know you will be having company

parked on the street to avoid any confusion. Their office number is: 561-574-8812.

The majority of Homeowners have been very helpful in co-operating with our enforcement of these rules and we would like to say thank you very much to all of you. But there are still a few residents who insist on making this harder than it needs to be so we the Board, with overwhelming support from the community, have taken this step.

The following text is copied directly from Article VIII of the General Restrictive Covenants which is included in the Declaration document each of you as home owners received when you purchased your home in Hamilton Bay.

Section 12. Commercial Trucks, Trailers, Campers and Boats. No commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers or trailers of every other description shall be permitted to be parked on or to be stored at any place on any lot, except only during the periods of approved construction on said lot, and except that they may be stored within garages. Small pick-up trucks, vans or sports utility vehicles of the type commonly used as passenger vehicles may be parked or stored in approved parking areas, so long as no commercial equipment or lettering or graphics is exposed to view. The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment, including station wagons, which bear signs or have printed on same some reference to any commercial undertaking or enterprise, and shall also include all trucks with ladders or similar type equipment. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services.

No vehicle which is unlicensed or inoperable may be kept or stored on the property unless kept fully enclosed inside a garage. No repair work to any type of motor vehicle, boat or trailer shall be conducted on any lot other than minor repairs, cleaning or waxing which is completed in less than 24 hours.

Section 24. Overnight Parking. No vehicles or trailers of any kind shall be permitted to be parked or stored overnight on any roads or streets within the property.

*Over night will be defined as the hours between 8:30 pm and 6:00 am.

In response to many complaints concerning parking in our community the Board has decided that it is time to begin enforcing the parking and vehicular restrictions as defined in our General Restrictive Covenants. This being stated it is not the objective of the Board to discourage the normal social activities that we all enjoy. We realize that there must be allowances made for visitors who may come to our community for parties, family events etc. With this in mind (it is the responsibility of the resident/homeowner to

advise their guests of these rules) we ask that when you have company, try to minimize the number of vehicles parked on the street by asking your guests to car pool when possible and to use the parking area by the swimming pool. Also try to confine the vehicles that may park on the street to one side only so as not to restrict the safe flow of traffic. Vehicles parked across from each other dangerously narrow the street so emergency vehicles may not be able to access parts of our community when needed.

*Please note that parking on the grass or sidewalks *anywhere* in Hamilton Bay is not allowed. So please do not park over the curbs and onto our lawns. This not only damages the lawns and walkways but also our irrigation systems causing costly repair. Along with this you should not block your neighbor's driveway or mailbox. A little thoughtfulness goes a long way.

Your co-operation with this parking problem will help make our community a safer, friendlier place to live. We do not want to be the bad guys here so help us out and play by the rules so we can all enjoy this wonderful neighborhood that we live in!

If you are currently renting your property in Hamilton Bay you are responsible to inform your tenants of these regulations and their enforcement.

**Thank you all for your understanding and co-operation,
Hamilton Bay HOA Board of Directors**

John R. Staniland
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Greenacres, FL 33467
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