



## COVES PHASE II

PROPERTY OWNERS ASSOCIATION

[www.covestwo.com](http://www.covestwo.com) – [covestwo@gmail.com](mailto:covestwo@gmail.com)

FILE NUMBER RES 2020-006

### PARKING POLICY AND MAP

**WHEREAS**, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COVES II, A SUBDIVISION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS states in Part 9. Use and Division of Lots. Section (m) Parked Vehicles. All vehicles parked in the front of the front building line must be parked on the driveway. No inoperative vehicles of any nature shall be permitted to remain on any Lot or Lots for a period in excess of one (1) day. It is the intention of the Declarant that, except on special occasions such as holidays or events at an Owner's residence that all parking shall be in driveways and not on a street or on any yard. Accordingly, no vehicle shall be parked on the street for more than two (2) consecutive days and shall not be parked overnight on a street. Any violation of this section may result in a towing of the vehicle at the owner's expense per municipal regulations. No vehicle maintenance shall be performed on the streets or in the front yards or on parking pads of any Lot; and

**WHEREAS**, the municipal regulations permit parking in areas on the street that are not clearly marked with No Parking signs, and

**WHEREAS**, the existing Bylaws do not address methods of enforcement for the Parked Vehicles section of the Covenants; and

**WHEREAS**, the Board of Directors has identified parking in areas that are prohibited by both the City of Fayetteville and within the Covenants that violates Section (m) of the Covenants, however, has not yet defined any methods of enforcement.

NOW THEREFOR, BE IT RESOLVED BY THE BOARD OF DIRECTORS AS FOLLOWS:

Section 1: The President or Vice-President of the Association may act to enforce parking restrictions in the areas defined as Red Zones in the attached Exhibit, and on any grass.

Section 2: Green zones shall be permitted for overflow parking. Overflow parking areas shall not be subject to enforcement of Section (m).

Section 3: While the covenants state "may result in towing", the Board of Directors shall not utilize this method.

Section 4: The President or Vice-President shall first inform the Owner that they are violating the Parked Vehicles covenant by issuing a Notice of Violation in writing via Mail to the Owner utilizing the Notice method as defined in the Covenants.



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Section 5: The President or Vice-President may issue a fine of \$25 per day if such violation continues after the initial Notice of Violation, not to exceed \$2,500 annually. A Notice of Violation shall be required again if no additional violation is observed within a 90-day period.

Section 6: The President or Vice-President, respectfully, shall submit a record of said fine to the Treasurer for an individual assessment, as defined in Article IX of the Bylaws, Section 9.1 Liens as in individual assessment.

Section 7: Unpaid fines, dues, and/or assessments in increments of \$500 shall be levied against the Lot Owner.

Section 8: Any Lot Owner with unpaid fines shall not be allowed to vote on any official matter pursuant to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COVES II, A SUBDIVISION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS states in Part 6. Property Rights in the Common Properties, Part (c) Extent of Members' Rights in Common Property, Sub-Part (iv) The right of the Association as may be provided by its Bylaws to suspend the voting rights of any Member and to suspend the right of any individual to use any of the Common Property for any period during which any assessment against a Lot owned by such Member remains unpaid, including the right to seek reimbursement or damages from the delinquent Member therefor.

Section 9: The Board of Directors adopts Exhibit A as the official Parking Map to identify No Parking and Overflow Parking areas.

Section 10: The Board of Directors shall respect privacy of any individual issued a fine, and shall not share identification of, display identifiable information of, or harass any owner. This does not include sending the owner notices, invoices, and information regarding liens through the enforcement process by the President, Vice-President, or Treasurer.

*PASSED and APPROVED on 11/04/2020*

APPROVED:

  
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Kristifier Paxton, President

ATTEST:

  
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Denise Corbin, SECRETARY





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Exhibit "A". Parking Map



### PARKING MAP FOR COVES PHASE II

**No Parking = Red Zones and on any grass**

**Overflow Parking = Green Zones**

**The POA Parking Map does not authorize or enforce any parking as determined legal or illegal by the City of Fayetteville.**