

Deer Lakes Homeowners Association

Resolution No.: 1

RELATING TO PARKING ON THE ROADS OF THE SUBDIVISION

WHEREAS, of the Deer Lakes_Homeowners Association Bylaws grants the Board of Directors (“Board”) the authority necessary for the administration of the affairs Deer Lakes Homeowners Association and states that the Board may take all actions, except those that the law or the governing documents prohibit the Board from doing;

WHEREAS, a well-established concern in the community is parking on the roads. The road were not built wide enough to allow for parking and two way traffic. All homeowners were given documentation of this when purchasing their home.

WHEREAS, as determined by the Board, parking shall not be allowed overnight under any circumstances. Overnight parking shall be defined as between the hours of midnight and 7:00 a.m. Parking is never permitted across sidewalks or on swales/grassy areas. Cars parked overnight or on swales/grassy areas will be subject to towing and/or fining at the owner’s expense.

It is understood that there may be extenuating circumstances where a resident may have guest or workman visiting and extra parking is needed. Short term parking for this reason shall be limited to several hours and such vehicles should be parked in the direction of traffic and never parked across from another car since that would prohibit through traffic. Continual short term parking in the street of the same car even for short periods is not allowed.

Please note that at no time shall vehicles be parked within 20 feet of an intersection nor 15 feet from a fire hydrant. This is a statutory requirement of the Florida Vehicle and Traffic Laws and enforced by the Brevard County Sheriff’s Department. Anyone may contact the Sheriff’s Department and report such condition whereby the Sheriff may issue a traffic summons.

**RELATING TO CLEANING AND MAINTENANCE OF DRIVEWAYS, SIDEWALKS AND SWALES OF
THE SUBDIVISION**

WHEREAS, of the Deer Lakes_Homeowners Association Bylaws grants the Board of Directors (“Board”) the authority necessary for the administration of the affairs Deer Lakes Homeowners Association and states that the Board may take all actions, except those that the law or the governing documents prohibit the Board from doing;

WHEREAS, a well-established concern in the community is the cleaning and maintenance of driveways, sidewalks and swales.

WHEREAS, each homeowner will be responsible for the regular cleaning and maintenance of their respective driveway, sidewalk and swale. Each is to be cleaned on a regular basis to be free of dirt, grime, rust stains and other type of stains.

RELATING TO TREES ON HOMEOWNERS LOT

WHEREAS, of the Deer Lakes_Homeowners Association Bylaws grants the Board of Directors (“Board”) the authority necessary for the administration of the affairs Deer Lakes Homeowners Association and states that the Board may take all actions, except those that the law or the governing documents prohibit the Board from doing;

WHEREAS, a well-established concern in the community is trees that have overgrown, their roots are causing damage to the homeowner’s driveway / sidewalk or property, or is dead or diseased.

WHEREAS, as determined by the Board, a homeowner may remove a tree that is dead or diseased or causing damaged to the homeowner’s driveway/ sidewalk or property from their property at their own expense with immediate approval by ARC.