

Oakwood Lakes Condominium Unit Owners Association, Inc.

7050 White Oak Ct.

Mason, Ohio 45040

July 12, 2005

To: All unit owners

Subject: Parking issues

From: Trustees

Enclosed please find the Association's Policy on Parking of Vehicles. We are sending this to all owners again as we have many new owners that might not be aware of the parking rules and we also feel that all residents need a gentle reminder. Please note that violation letters continue to be sent to those owners that violate this policy.

Although the policy is attached, listed below is a simplistic version:

1. No Parking On the Street
2. Parking in the Common Area Parking Pads and Clubhouse Lot is Reserved for Guests
3. Vehicles that Need to be Stored Should be in a Garage

Why no parking on the street? Because our streets are narrower than dedicated streets, the Board is concerned regarding the access of emergency vehicles such as fire equipment and ambulance. We are sure that none want to be responsible for these emergency vehicles not being able to perform their duty.

Parking pads and clubhouse lot: If we have guests in our home, our first parking area should be our driveways (limited common area) and then the use of the parking pads and clubhouse lot. For the same reason as stated above, under no circumstances should guests park on the streets. The driveway should also be used for vehicles that will not fit in the garage. The clubhouse lot and parking pad can be used for attending community functions, using the pool and for guest parking if an owner for a private function has reserved the clubhouse. Obviously if unit owners park in the common area parking areas this reduces the available parking for guests.

Why no vehicle storage? Long term storage is not only esthetically bad for the community, but also dripping fluids can lead to unnecessary damage to the limited common area which then becomes the financial concern of all unit owners.

On August 1, 2004, the Board implemented a Violation/Fining Policy. An owner receives 2 warning letters. If a third letter is necessary, the owner will be fined \$100.00 and the charge will be added to a unit owner's account. If unpaid, interest will begin to accrue at the highest rate allowed by law and the unit cannot be sold until the fine and interest are cleared.

Your neighbors,
The Board of Directors