

The LOCF parking deed restrictions will be enforced starting October 1, 2021. These deed restrictions have been in place and enforced for many years but have not been enforced for the past number of months. This action will improve the aesthetics of the neighborhood while also reducing the number of vehicles accessible for burglary or theft, which is the #1 type of criminal activity in our community.

- Parking on the street and in public areas in LOCF is not allowed between the hours of midnight and 5:00 am – 1 exception/car/year, then towed. Vehicle recovery from a tow yard is typically >\$200, payable to the tow company.
- No more than 2 vehicles are allowed to be parked in a homeowner's driveway between the hours of midnight and 5:00 am – 12 exceptions/address/year. After 12, a certified violation letter is sent to the homeowner. If the violation is not resolved within 30 days, the homeowner will be fined \$15/day until resolved.
- Temporary exemption passes for street and driveway parking are available online or contact DTA by todd@webdta.com or 936-231-8822

LOCF STREET PARKING & TOWING POLICY

VIOLATION: Any vehicle parked on the streets or private parking lots in the Lakes of Cypress Forest between the hours of 12:01 a.m. and 5:00 a.m. will violate Deed Restrictions. This policy applies to "overnight" parking but does not preclude towing for other violations covered in the LOCF Declaration of Covenants, Conditions, and Restrictions.

1. A courtesy officer will patrol LOCF neighborhoods to determine if vehicles are illegally parked. The patrols will take place between 12:01 a.m. and 5:00 a.m. randomly each week.
2. When the courtesy officer observes an illegally parked vehicle, they will record the time, place, type of vehicle, and license plate. The officer will place a sticker on the driver's side door window advising of the violation. This vehicle will be towed if found violating the "restriction" again at any time within the calendar year.

NOTE: Courtesy officer will confirm there is not an "Exemption Pass" placed on the car dash.

SECOND VIOLATION: When the officer finds a repeat offender vehicle, they will notify the towing company that a car needs to be towed, giving the location, make of vehicle, and license plate number. The officer will advise the HOA management company that a vehicle has been towed. The officer will maintain a log of overnight street parking violations and communicate that list with the HOA management company on a bi-weekly schedule. The sticker will advise the violation and where the vehicle may be picked up if towed. There is also a sign at each entrance gate advising the tow company. The police will also be notified by the towing company that the car has been towed.

NOTE: Any attempt to replicate the street parking exemption pass will cause the vehicle to be towed without warning, and the homeowner will be fined \$100.

TEMPORARY PARKING PASS: LOCF residents may request a temporary street parking pass allowing a vehicle to be parked on the street overnight, usually for a period of no longer than two weeks. This "exemption" is discretionary and for a good cause as determined by DTA. To obtain a pass, a resident must fill in the form [online](#). Questions can contact DTA at todd@webdta.com or 936-231-8822. The information required are name, address, the reason for an exemption, make/model/color of vehicle, and license plate number. If approved, a pass will be emailed to the resident showing exemption dates and a "registered passcode." The printed exemption pass must be placed on the car's dash, visible through the front windshield; each night vehicle is parked on the street.

DRIVEWAY PARKING, PROHIBITED VEHICLES & FINES

VIOLATION: More than two occupant vehicles parked outside of the garage serving a residential lot in the Lakes of Cypress Forest between the hours of 12:01 a.m. and 5:00 a.m. will violate the Deed Restrictions.

1. A courtesy officer will patrol LOCF neighborhoods to determine if more than two vehicles are parked in a resident's driveway. The patrols will take place between 12:01 a.m. and 5:00 a.m. randomly each week.
2. When the security officer observes more than two parked vehicles in a resident's driveway, they will record the date and time. The officer will check for temporary driveway parking exemptions provided by DTA and for previous driveway parking violations. If the address has more than 12 driveway parking violations in a calendar year, a certified letter will be sent notifying the homeowner to comply within 30 days, or the homeowner will receive a fine of \$15 a day until resolved.

TEMPORARY DRIVEWAY PARKING EXEMPTION: The exemption is discretionary and must meet the qualifications determined by the BOD and approved by DTA. To obtain an exemption, please complete the form found at www.lakesofcypressforest.org. If you have any questions, please contact Todd at todd@webdta.com, or call 936-231-8822.

CC&R. ARTICLE XII. USE RESTRICTIONS. SECTION 2. PAGES 25-26

- (a) Parking. Vehicles shall be parked only in the garage or driveway serving the Lot, or in such other paved areas as have been approved by the Board of Directors for parking vehicles. A maximum of two (2) occupant vehicles may be parked outside of the garage, if any, serving a residential Lot.
- (b) Prohibited Vehicles in Residential Sections. Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels).

Notwithstanding the foregoing, service and delivery vehicles may be parked in the properties during daylight hours for such period of time, as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Areas. Any vehicle parked in violation of this Section or parking rules promulgated by the Board may be towed.