

Commercial vehicles are specifically prohibited from being outside of certain designated areas and enclosed garages by Article III (2)(c)(ii) of the Declaration which provides:

Vehicular Restrictions. Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, motorhomes, recreational vehicles, trailers(either with or without wheels), campers, camper trailers, motorcycles, mopeds, horse trailers, golf carts, boats and other watercraft, and boat trailers shall be parked only in, enclosed garages with the garage door kept closed (except for entering or exiting the garage) or areas designated elsewhere in this Declaration, or areas, if any, designated by the Board or Neighborhood Association, if any, having jurisdiction over parking areas within a particular Neighborhood....

Article III (2)(c)(ii) goes on to define a commercial vehicle as follows:

**For purposes of this section, "commercial vehicles" shall mean those which are not designed and used for customary, personal/ family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle.**

Pursuant to the definition of commercial vehicle found in the Declaration, the determination should not be based solely on the specific use of a vehicle alone. In fact, the Declaration sets up a two part definition both of which must be met in order to avoid the commercial vehicle designation. First, the vehicle must be designed by the manufacture as a personal vehicle. Second, the vehicle must be used for personal/family purposes. For example a panel van does not appear to meet the first criteria as it was designed as a vehicle for commercial use i.e. the interior is nor finished, no rear seating, no rear windows. The addition of rear and side passenger windows may result in the vehicle being classified as a passenger vehicle.

Examples of commercial vehicles include but are not limited to: hearse, dump trucks, tow trucks, bucket trucks, tractor trailer cabs, trucks and/or vans with latter/pipe/work racks, trucks and/or vans with six wheels, step vans, panel vans, chemical tank trucks, buses of any description, taxi, limousine, any pickup or van openly storing equipment, materials or supplies, and any vehicle exhibiting commercial lettering whether said lettering is covered and/or uncovered.

\* No side windows  
Vans must have  
windows on all sides

# SilverLakes Parking Regulations

## **I. Parking on Lawns and/or Swales is Prohibited**

- Off-pavement parking damages the grass, resulting in an unsightly appearance that detracts from our neighborhoods and impacts property values and community pride.
- A violation of this rule shall constitute a violation of the rules and regulations, and shall be subject to the imposition of fines as set forth in the declaration.

## **II. Hazardous On-Street Parking is Prohibited**

- Residents shall utilize garages and driveways to park their vehicles and those of their visitors.
- Notwithstanding, the foregoing residents and visitors may utilize on-street parking, to the extent permitted by applicable law, as overflow parking only, for one-time (temporary) events. Vehicles must be parked with the flow of traffic in such a manner that they do not inhibit traffic flow by creating a hazardous or dangerous situation (i.e.; impede emergency vehicles, such as firetrucks, ambulances, etc.), and/or block neighbor(s)' driveways and mailboxes during normal delivery hours.
- A violation of this rule shall constitute a violation of the rules and regulations and shall be subject to the imposition of fines as set forth in the declaration.

### Notes:

- At their discretion (and at their cost), a SilverLakes community may expand upon the above regulations in accordance with their applicable by-laws.
- Residents are urged to familiarize themselves with their municipality on their respective laws.

# SilverLakes Parking Enforcement Guidelines

## **I. Parking on Lawns and/or Swales is Prohibited**

- From the hours of 6:00AM to 10:00 PM, homeowners will be asked by Security to remove offending vehicle(s). Security will fill out an Incidence Form, and forward to Pines Property Management (PPM). If the homeowner cannot be contacted, Security will fill out an Incidence Form, leave a notice on the offending vehicle(s), and forward to PPM.
- From the hours of 10:00PM to 6:00 AM, Security will fill out an Incidence Form, leave a notice on the offending vehicle(s) to notify the homeowner, and forward to PPM.

## **II. Hazardous On-Street Parking is Prohibited**

- From the hours of 6:00AM to 10:00 PM, homeowners will be asked by Security to move offending vehicle(s). Security will fill out an Incidence Form, and forward to PPM. If the homeowner cannot be contacted, Security will fill out an Incidence Form, leave a notice on the offending vehicle(s), and forward to PPM.
- From the hours of 10:00PM to 6:00 AM, Security will fill out an Incidence Form, leave a notice on the offending vehicle(s) to notify the homeowner, and forward to PPM.
- Should a situation occur where an emergency vehicle is impeded, Security will immediately notify the homeowner to rectify the situation, and, if there is no immediate resolution, the local Police department will be given authority to take immediate action. In addition to Security filling out an Incidence Form, the homeowner will be responsible for applicable law violations.

## **III. Violation Penalties**

- PPM will notify homeowners of each Incident Report through a Warning Letter.
- Homeowners will be given the opportunity to rectify their situation through two (2) Warning Letters. A third Warning Letter, written within 30 days of the first Warning Letter, will result in the first fine, and each Warning Letter beyond that will result in the following fine schedule:
  - First Fine: \$25
  - Second Fine: \$50
  - Third and Consecutive Fines: \$100 (each)
- Homeowners may appeal their fine(s) through the Fining Committee.

