

**ADOPTION OF PARKING, CITATION & TOWING POLICIES FOR
LONE STAR RANCH HOMEOWNERS ASSOCIATION, INC.**

WITNESSETH:

WHEREAS, the Board of Directors of Lone Star Ranch Homeowners Association, Inc. ("Board") is given the authority to make and amend reasonable regulations concerning use of the Lots and Common Areas of the community pursuant to the Governing Documents of the Association; and

WHEREAS, the Board is concerned about improper parking within the Community, particularly on the County Roads and Common Areas within the single family home section and within the Common Areas of the townhome section; and

WHEREAS, the Board desires to protect the health, safety and welfare of the membership by making rules, policies and procedures and in order to protect, preserve and enhance the value of the property, the Board hereby resolves as follows:

RESOLVED, that the above recitations are true and correct and are incorporated herein by reference;

FURTHER RESOLVED, effective October 20, 2011, the following restrictions shall be in effect relative to parking, ticketing and towing of vehicles:

FOR SINGLE FAMILY HOMES:

A. Parking within the County Controlled Streets. The roadways within the single family section of Lone Star Ranch, which include **Canyon Boulevard, Deertrack Loop, Eckar Drive, Boot Spur Way, Greyrock Drive, Texarkana Place, Mallard Rise Loop and Field Point Way**, are dedicated to and are governed by Pasco County Ordinance Article II, Section 106. Therefore, the Association has no jurisdiction over nor any authority to enforce this Ordinance. The proper signage indicating that **NO PARKING IS ALLOWED WITHIN THE STREETS** has been erected at the entrance of the community. All violations should be reported to the Pasco County Sheriff's Office, non-emergency number at 727-847-5878. Please do NOT report street parking violations to the Association's Management Company.

Depending on how long the vehicle has been parked, the Sheriff may elect to either have the owner remove the vehicle, issue a citation or tow the vehicle.

It is important to note that there is an **EXCEPTION** for parking in the streets as follows:

Parking in the streets shall NOT apply to vehicles parked on any highway, road or public right-of-way while attending a special event or activity at a residence, provided, however, that the property owner notifies the police department in advance of the scheduled event; and, further provided, the vehicles do not obstruct the flow of traffic or create a traffic hazard. This exemption may not be exercised more than twenty-four (24) times in any twelve-month period.

8. Parking within the Lots or Common Areas. The following procedures shall apply:

- (i) Any violation of Article X, Section 19 of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Lone Star Ranch, recorded in OR Book 6521 at Page 1836, shall be reported to Ameri-Tech Management Inc, 727-726-8000, or cgonzalez@ameritechmail.com.
- (ii) All vehicles parked, stored, repaired, serviced, painted, dismantled, rebuilt, constructed or operated in violation of the restrictions of the above-mentioned Article may be towed away or otherwise removed by or at the request of the Association, and the Owner of the Lot or dwelling unit to whom such vehicle belongs or to whom the operator of such vehicle is a family member, guest or invitee shall reimburse the Association for any costs incurred by the Association, and the Association shall have a lien right against such Lot or dwelling unit to enforce collection of such reimbursement. All vehicles shall be in operable condition and shall contain a valid license plate. If a vehicle is inoperable, has no license tags, and is parked within or upon any Common Area, said vehicle will be considered to be **stored** and shall be subject to towing.
- (iii) The Management or Towing Company shall post a violation notice on the windshield of any vehicle that is parked in violation of these policies. If said notice is posted by the Towing Company, a duplicate of the notice shall be sent to the Management Company, and the Management Company shall keep a log of all violations issued indicating the date, time, license and make of vehicle. Any vehicle that is not brought into compliance with 24 hours of the posted violation notice shall be towed by the Association.

FOR TOWNHOMES:

The roadways within the Townhome section of Lone Star Ranch, which include **Stable Run Drive**, are **PRIVATE** roads and are governed by the Association. Therefore, any violation of Article IV, Section 19 of the Declaration of Covenants, Conditions, Restrictions and Easements for Lone Star Townhomes, recorded in OR Book 6872 at Page 976, shall be reported to Ameri-Tech Property Management, Inc, 727-726-8000, or cgonzalez@ameritechmail.com.


The following procedures shall apply:


- a. The Association shall place the appropriate Towing signs at each entrance the Townhomes as required by F.S. Section 715.07.
- b. All vehicles shall be parked on pavement in either a dedicated or non-dedicated parking location and shall not park on the grass or non-paved area of the Lot.
- c. Each Lot shall be assigned ONE DESIGNATED PARKING SPACE, and parking therein shall be reserved solely for the owner of said Lot. Parking of additional owner or guest vehicles in non-assigned, designated parking spaces shall be on a first come, first served basis. In the event an unauthorized vehicle parks in the incorrect designated space, the owner of said Lot shall contact the Management Company to report said violation.
- d. The assembly or disassembly of motor vehicles, including oil changes, and other mechanical devices which might cause disorderly, unsightly or unkempt conditions is prohibited.
- e. Any vehicle that is parked, stored, repaired, serviced, painted, dismantled, rebuilt, constructed or operated in violation of the restrictions herein provided may be towed away or otherwise removed by or at the request of the Association.
- f. All vehicles parked within the Townhomes shall be in operable condition and shall contain a valid license plate. If a vehicle is inoperable, has no license tags, and is just sitting in a common area parking space, said vehicle will be considered to be stored and shall be subject to towing.
- g. The Management or Towing Company shall post a violation notice on the windshield of any vehicle that is parked in violation of these policies. If said notice is posted by the Towing Company, a duplicate of the notice shall be sent to the Management Company, and the Management Company shall keep a log of all violations issued indicating the date, time, license and make of vehicle. Any vehicle that is not brought into compliance within 24 hours of the posted violation notice shall be towed by the Association.
- h. If a vehicle is towed, the owner of the Lot or dwelling unit to whom such vehicle belongs or to whom the operator of such vehicle is a family member, guest or invitee shall reimburse the Association for any costs incurred by the Association, and the Association shall have a lien right against such Lot or dwelling unit to enforce collection of such reimbursement. Any cost or expense incurred to tow or remove a vehicle shall be born by the owner or operator of the towed or removed vehicle.

ANY VEHICLE VIOLATING ANY PROVISION OF EITHER ARTICLE X, SECTION 19 OF THE MASTER DECLARATION, ARTICLE IV, SECTION 19 OF THE TOWNHOME DECLARATION, OR THESE POLICIES SHALL BE TOWED AT THE OWNER'S EXPENSE. NOTIFICATION SHALL BE PLACED ON THE VEHICLE AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE TIME THE VEHICLE IS TOWED, WHICH NOTIFICATION SHALL STATE THAT THE VEHICLE SHALL BE TOWED IF NOT REMOVED SUBJECT TO ADMINISTRATION BY THE ASSOCIATION WITHIN TWENTY-FOUR (24) HOURS FROM THE TIME OF THE NOTICE

IN WITNESS WHEREOF, the Board has adopted this rule this 20th day of October, 2011.

**LONE STAR RANCH
HOMEOWNERS ASSOCIATION, INC.**

By: 
Barry Karpoly, President

Attests: 
Debora Hudrik Secretary