

## **BOARD POLICY BRIEFS – NO. 1.01 (MARCH 30, 2001)**

### **USE OF GARAGES AND PARKING**

To even a casual observer, it is apparent that a number of homeowners do not utilize their garages to the fullest capacity for parking their cars. Rather, they have chosen to park one or more cars permanently in their driveways. The Board has received complaints about this practice.

As a reminder to all homeowners, the CC&Rs for the Round Hill Estates North development require all lot owners to build their homes with garages, and the garages are to be used for parking. In particular, Paragraph 13 of the CC&Rs provides that:

No single Family Dwelling shall be constructed on a Lot without a garage large enough to contain at least two standard sized automobiles. The garage shall be used to park the motor or electrical vehicles, campers, trailers, and boats belonging to the Owner and for other compatible purposes. ...No garages situated on any Lot shall be used for any purpose other than parking and storage of motor vehicles and for such other purposes not incompatible with customary residential use.

Your Board of Directors interprets this CC&R provision as follows:

Residents shall park their vehicles in their garages, up to the number of vehicles which the garage was designed to contain. Only additional vehicles may be parked in residents' driveways.

In the spirit of enhancing the overall aesthetics of our community, we ask that effective May 1, all homeowners comply with the foregoing policy.