

Lancaster at Kings Ridge Neighborhood Association, Inc.
Resolution #1 – Parking and Road Regulations

Use Restriction 13.6 Adopted March 2, 2009

At the regularly scheduled meeting of the Lancaster Board of Directors, duly noticed and held on Wednesday, March 1, 2009 in the Kings Ridge Clubhouse, upon motion duly made, seconded, and approved, the following resolution was adopted.

THEREFORE, BE IT RESOLVED, that Use Restriction No. 13.6 of the Lancaster Neighborhood Document Book concerning parking is hereby deleted and the following Use Restriction No. 13.6 Parking and Road Regulations substituted in its place.

27. Parking and Road Regulations

A. Recreation Vehicles, Camper Trailers, and all vehicles with living/sleeping facilities. (RV)

1. If the driveway can physically accommodate the RV, then the RV may be temporarily parked in the driveway for a maximum of 24 hours. Parking on the grass areas not permitted, nor may the RV extend into the street. Parking in the street not permitted at any time.
2. Guests or homeowner may not occupy RV at any time while parked in the driveway.
3. Exterior repairs (other than in the event of an emergency) of the parked RV not permitted at any time. Usual and customary maintenance is permitted during the temporary parking period.
4. RV parking time may be extended in increments of 24 hours for sufficient reason upon request to, and approval of, the neighborhood President or his/her designate. Maximum stay is 48 hours.

B. Privately Owned Vehicles (POV)

1. POV includes passenger cars of any manufacturer's design, SUV's pick-up trucks, mini-vans, station wagons, and similar vehicles if used by occupant on a daily basis for normal transportation.
2. POV of occupants and guests may be parked in the driveway at any time.
3. Covers not permitted to remain on POV parked in the driveway for more than 72 hours in any 30-day period.
4. Guests may park in the street while temporarily visiting home occupants. Park vehicle on one side of the street and only on the pavement. Overnight parking in the street not permitted without specific approval of neighborhood President or his designate.
5. POV with advertising owned by home occupant(s) must be parked within the garage at all times, governmental vehicles are exempt if occupant is required to have such vehicle at home 24/7.
6. Parking (and driving) on unpaved areas not permitted under any circumstances at any time, as this may damage grass and plants and more critically, the irrigation system.

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C. Boats, Commercial Trucks, Vans and Trailers

1. Parking not permitted within the community at any time without specific written approval of the President of the Kings Ridge Board of Directors and the Chair of the Architectural Control Committee, except in the garage of a home.
2. Boats, vans and trailers may be temporarily parked in the driveway as provided by the rules for recreation vehicles.

D. Rules of the Road

1. Posted speed limits and traffic signs shall be observed throughout the community by all drivers of vehicles, no matter how powered.
2. Pursuant to applicable Florida Statutes, all vehicles, no matter how powered, shall travel on the right side of the road throughout the community.
3. Where available, pedestrians and joggers shall utilize sidewalks or in the absence of sidewalks, use the designated pedestrian pathway on neighborhood streets. However, it is recommended that pedestrians walk on that side of the road facing traffic. Note that some concrete walkways are not sidewalks but rather golf cart paths.
4. Golf carts or other motorized vehicles not permitted to travel on sidewalks. On neighborhood streets golf carts may travel in or near the designated pedestrian lane, however, the pedestrian or jogger always has the right-of-way.
5. Responsible and knowledgeable drivers, at least 14 years of age, shall operate golf carts in a responsible manner.

MOVED AND AGREED TO this 2nd day of March, 2009, in which a quorum was present.

Steve Silpe Secretary
Lancaster Neighborhood Association