

## Junction at West Hill HOA

### Parking Policy

The following document is in relation to the covenants for the betterment of our community, the maintenance of our property values, and to ensure everyone enjoys living in our neighborhood.

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**Parking** - Parking shall be in the driveway and/or garage only. Vehicles must be completely parked in driveway (all 4 wheels) to prevent extending into the street or blocking walk areas. Parking on grass areas of any lot is prohibited. Parking in the street for periods of more than seven (7) days is prohibited. Vehicles parked on the street must be parked with the flow of traffic and **must not** block driveways or mailboxes. Exceptions for gatherings, parking of recreational vehicles/camper trailers temporarily to prepare for use or for cleaning / maintenance, and the like, at an individual residence is authorized for periods less than 24 hours.

**Parking of Boats, Campers, Trailers, Off-Road-Vehicles and Motor Homes** - The parking of any vehicle detailed in the Declaration of Covenants and Restrictions are expressly prohibited except as detailed in the Parking section,

**Blocking of Emergency Vehicles / Community Services** – Vehicles that are parked in a driveway or the street shall not interfere with any emergency vehicle access nor any vendors providing services to community members. Emergency lanes are for emergency vehicles only.

**Vehicle Maintenance and Repair** – Vehicles which are elevated in any way for services shall not remain elevated when vehicle is not having the work performed. Car covers are prohibited unless the vehicle is screened from view from all lot lines. No commercial vehicles shall be parked except for when services are being performed.

**Operable Vehicles** – All vehicles stored on the property, whether in garage or driveway, shall be operable and display a current registration for the vehicle.

**Owner Requirements** – Owners are responsible for their guests, tenants, manager and vendors. Owners shall abide by the parking rules established and will manage their vendors and guests and tenants for the compliance of this policy.

**Enforcement** – It is the right of the Board of Directors to enforce this policy. You will receive one warning only. Any further infractions after the first warning will subject vehicles to towing.

**\*\*\*Additional Restrictions and information are provided in the Governing documents for the Community. This policy is not intended to replace or change any portion of the Covenants, Conditions & Restrictions (CC&Rs) that govern our community. The CC&Rs are the complete listing of the Restrictions to the Community and each Owner is expected to follow all Restrictions to avoid any compliance issues. \*\*\***

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### Compliance Fining Policy

This Policy is intended to supplement the procedure in the Covenants and does not supersede the Covenants. This Policy has been adopted to streamline several compliance issues within the community and encourage Owners to comply with the Covenants.

1. Land Use – No lot shall be used or occupied for any business, commercial, trade or professional purpose .  
Initial Fine - \$50
2. Nuisance – No noxious or offensive activity shall be carried on or permitted upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the subdivision or to other Owners.  
Initial Fine - \$100
3. Signs – No billboards or other advertising sign shall be erected or placed on any Lot, except that any Owner may display on a lot one (1) sign of not more than 6 sq. ft. to advertise the Lot and any residence for sale.  
Initial Fine - \$25      Daily Recurring Fine - \$25 per day
4. Animals – No animals, livestock, horses, poultry or fowl of any kind shall be raised, or bred, on any Lot, except that dogs, cats, and other household pets may be kept for non-commercial purposes.  
Initial Fine - \$50
5. Garbage and Refuse Storage and Disposal – All lots shall at all times be kept in a healthful, sanitary and attractive condition. All trash, garbage or waste matter shall be kept in adequate containers constructed of metal, plastic or masonry materials, with tight fitting lids, which shall be maintained in a clean and sanitary condition.  
Initial Fine - \$25      Daily Recurring Fine - \$25 per day
6. Microwave/TV Dish Antennas – No microwave / TV Dish antenna, which is greater than eighteen (18") inches in diameter shall be installed or constructed without **prior approval** from the Board of Directors.  
Initial Fine - \$25
7. Parking of Vehicles – Shall be in accordance with the parking policy. Violations will be rectified and a fine will be levied. Violations that occur for more than 3x will void the 7 day notice requirement and only a 48 hour notice to tow will be issued.  
Initial Fine - \$25      Daily Recurring Fine - \$25
8. Building Maintenance & Repairs – Damage to the exterior property **shall be** repaired/replaced no more than 90 days following date the damage occurred.  
Initial Fine - \$100      Daily Recurring Fine - \$75

Fines will be assessed after two (2) notices to cure for each violation. Compliance issues that are corrected and noticed again in the six (6) month timeframe following cure, will be reopened and continue from the point that the violation was closed. Any fines that have already been approved from the fining committee will automatically resume at the level the fine was closed at. This policy is intended to supplement the Covenants. This Policy does not supersede the Covenants nor does it notate each item within the Covenants that Property Owners must adhere to.

1. Notice of Violation sent with 14 day cure period (Warning Letter)
2. Notice of Intent to Fine sent with 14 day cure period
3. Notice of Fine to be Levied and provide hearing details to be held within the 14 day cure period
4. No hearing requested – fine will be levied after the 14 day cure period if the violation is not cured
5. Hearing required – Fine Committee to decide the validity and amount of Fine and levy or cancel. Confirmed fines will be charged to Owner file with a payment requirement of 30 days.
6. Fines will continue to accrue until the violation is cured
7. If a violation is determined to be egregious, fines may be increased.
8. Fines that remain unpaid for more than 30 days from the date of the notice of fine levied shall be charged a late fee as stated for the Annual Assessments in the Covenants.

It is not the Association's intent to levy fines against non-compliant Owners. The Association is not always aware of why a compliance issue is still unresolved. Communication is Key! If you receive a compliance letter and are not able to make any corrections within the time frame allotted, please contact our manager at [jwhoa@amgwfla.com](mailto:jwhoa@amgwfla.com) and inform them of the need for more time, reason and desired extension. They will notate your account and send the information to the Board for approval on the extension. This policy will be effective on May 15, 2022.