Old Mill Court Homeowners Association

October 14, 2005

TO: **Old Mill Court Homeowners & Residents**

FROM: **Board of Directors, Old Mill Court Homeowners Association**

RE: **Strict Enforcement of Parking Rules Beginning October 21, 2005**

The Board has received numerous complaints about homeowners, renters and guests parking their vehicles inside the cul de sacs. Several homeowners have complained that they have been unable to safely enter or exit their driveways for fear of causing damage to their cars. Some have been late to work because their driveways were blocked. Concern for the ability of emergency personnel to quickly reach someone in distress has also been expressed. *Clearly this situation has become intolerable for many of our neighbors and cannot be allowed to continue.*

Our governing documents specifically prohibit parking in the entrance lane or the circle section of the cul de sacs for two very good reasons:

1. **Design.** Our cul de sacs were intended as passageways only and are not large enough to be used for parking without inconveniencing your neighbors.

2. **Safety**. Fire safety laws require designated no parking zones in cul de sacs if the rear exterior wall of the house farthest from the city street exceeds 150 ft. Most of our cul de sacs fit this description.

Since voluntary compliance has not worked, the Board has no other option but to begin strictly enforcing the rules outlined in the *Declaration of Covenants, Restrictions and Conditions for Old Mill Court. (Reference: Article 2-Section 4)*. All homeowners are legally bound to follow these rules whether *or not* you knew about them before you purchased your home. Tenants, children and guests of homeowners must also abide by these regulations.

No board member has the discretion to waive these rules for anyone.

To ensure that everyone can easily recognize the no parking areas, the Board has contracted with a pavement painting company to mark the zones. The painting is scheduled to be done on **Friday, October 21, 2005 at 8:00 a.m.** Cars parked in the cul de sac on that day will be immediately towed at the owner's expense so that the work can be completed on time.

Beginning November 1, 2005, a wrecker service will patrol our subdivision on a 24-hour basis and they will tow illegally parked vehicles at the owner's expense.

Your cooperation following the parking rules, ***which have existed for more than 20 years***, will prevent you from suffering unnecessary expense and frustration.

Thank you in advance for your assistance preserving a pleasant living environment for all Old Mill Court homeowners.

Principal Management Group * 5622 Dyer Street * Dallas, TX 75206
Corrin Lloyd, property manager * 214/368-4030 * Fax: 214/361-7874
E-mail: clloyd@principal-mgmt.com