

# RIVER OAKS LANDING

## HOMEOWNERS ASSOCIATION, INC. EST 1996

### OFFICIAL NOTICE OF ENFORCEMENT

Updated 9/22/2020

The River Oaks Landing (ROLHOA) Board of Directors met on September 1, 2020, to address the current street parking violations within River Oaks Landing and reviewed the specific restrictions documented in the Covenants, Conditions & Restrictions (CC&Rs). Effective immediately, Article VIII, item 18 and item 4 will be enforced as written. For clarification, below are additional details:

1. Overnight is deemed as anytime between the hours of 11:00 PM and 6:00 AM.
2. ANY VEHICLE IS SUBJECT TO TOW, upon the FIRST offense.
3. ROLHOA contracts with AIRPORT TOWING SERVICE, 6690 E COLONIAL DR., ORLANDO, FL 32807 PHONE: 407-275-8721.
4. In accordance with Orange County Code Chapter 35, Article II, Division 3 – Section 35-56 and Florida Statutes Chapter 713 and 715, the towing company information is properly posted at the entrance to River Oaks Landing and recorded with the Orange County Sheriff's Office.
5. Homeowner Landlords are responsible to inform their respective tenants of these rules.

River Oaks Landing is a deed restricted community with private roads and infrastructure. The ROLHOA Board of Directors has the power to adopt and publish rules governing the use of the common area and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof; as stated in the Bylaws, Article VII, Section 1. Powers. ROLHOA CC&Rs specifically address parking on the roads within River Oaks Landing in Section VIII. RESTRICTIONS, item 18 (page 17) and item 4 (page 15) referenced below.

18. CERTAIN VEHICLES. No unlicensed or non-operative motor vehicle may be parked on any lot at any time. No commercial vehicle, truck, bus or similar vehicle shall be parked on any lot except when rendering a service or making a delivery, nor shall any motor vehicle be parked overnight in the road right-of-way.

4. BOATS and MOTOR VEHICLES. For the purpose of this section, a "vehicle" shall be considered to be any automobile, truck, motorhome, camper, motorcycle, tractor, boat, trailer or any other type vehicle owned or otherwise used by the lot owner or a member of his family. No vehicle shall be parked on public right-of-way or front or side yards except in unusual circumstances or under very temporary conditions, such as during social gatherings. Driveways may be used to temporarily park a vehicle, but this shall not include overnight parking for any vehicle other than personal automobiles; otherwise, all vehicles, with the exception of personal automobiles, must be kept in an enclosure or stored in a manner screened from adjoining streets. No vehicle which is unlicensed or considered to be inoperative shall be allowed to remain on any lot for a period in excess of two (2) days without Association approval. Vehicle maintenance and minor repair only are permitted provided such maintenance or repair is limited to owner's family vehicles and is being performed within an enclosure or an area screened from adjoining streets.

### **River Oaks Landing Homeowners Association, Inc. Board of Directors: 2020**

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