



November 27, 2017

Re: REMINDER: Garage Usage and Driveway Parking

It has been brought to the board's attention that many residents are becoming lax in adhering to the community's restriction for garage usage and driveway parking, and that the overall looks of our community is declining because of this laxity.

River Wilderness's Declaration and Protective Covenants are clear in their intent to require garage parking of all automobiles.

Article 6 in each of the neighborhood covenants states specifically that *"Each dwelling unit shall have a garage which shall accommodate no less than two, nor more than three, automobiles. The **garage shall be kept clear** so that at least two automobiles may be parked therein, and each owner **shall use his best efforts to park his automobiles in the garage** (rather than in the driveway or anyplace else)." (Also note that the Hammocks covenants take this further to "require that all vehicles be kept within the enclosed garage at all times.")*

Article 3.17 of the Master covenants as amended April 19, 2002 reads *"No truck, pick- up truck, work van, commercial vehicle of any kind, mobile home, boat, camper or trailer shall be permitted to be parked upon any Lot or portion of the Association Property except within the confines of a closed garage."*

It is the obligation of all homeowners to comply with the covenants. We ask for your immediate cooperation by cleaning out your garages and making your best efforts to consistently park your vehicles in your garage as required.

We are sending this reminder as a "notice" ahead of any specific violations letters. Please make your New Year's resolution to get that garage organized to allow parking two cars inside it. The Compliance Committee will focus efforts on these requirements/violations in January. Our preference would be that you voluntarily comply rather than having to issue any violations letters or fines.

Thank you for your cooperation,

The River Wilderness HOA Board