

Chimney Hill Townhomes Association, Inc.

Community Parking & Towing Notice

Dear Homeowner:

The Board of Directors has received numerous complaints from your neighbors regarding parking violations in our community. Pages 3 and 4 of the Declaration of Covenants, Conditions and Restrictions for Chimney Hill Townhomes governs the use of Parking Right in Section 2, as quoted here:

Owners, their guest and invitees shall park all vehicles in the garage located on each Lot. Once all garage spaces are used, Owners, their guests and invitees shall park their automobiles in the driveway located on the Lot. Once all garage and driveway spaces are occupied by motor vehicles (and not storage), Owners, their guests and invitees shall be entitled to use any automobile parking spaces located in the Common Area, subject to such reasonable rules and regulations as may be adopted by the Board of Directors. However, in no event, shall any Owner, guest or invitee use said Common Area parking spaces for more than 48 consecutive hours. Temporarily moving a vehicle shall not restart said 48 hour time clock. The reasoning behind this provision is to ensure that all Owners, their guests and invitees have access to and can make use of these Common Area parking spaces. The Association shall have the right to tow any vehicle in violation of this provision. All costs of towing shall be at the Owner's risk and subject to collection in the same manner as assessments are collected herein. AT NO TIME SHALL ANY GARAGE BE CONVERTED TO LIVING SPACE.

Due to consistently illegally parked vehicles and trailers in our community, we have no choice but to begin towing any vehicle or trailer parked in violation of the above covenant.

Vehicles illegally parked will be marked with one warning notice. If you fail to remove the vehicle, it will be towed at your expense. Towed vehicles can be retrieved at Marietta Towing Company, 950 Allgood Road Marietta, GA 30062 and their phone number is (770) 953-1176.

Sincerely,

Chimney Hill Townhomes Association, Inc.