

To: Beaumont Park Townhome Owners

From: BPTOA Board of Directors

Date: October 25, 2016

Re: Proposed Amendment to Article X, Section 7 (Use restrictions, Vehicles) of the Declaration of Covenants, Conditions, Easements and Restrictions for Beaumont Park Townhomes

Vehicle parking in the street, sidewalks or other Common Areas has been identified a significant nuisance and safety issue by the members of our Association. In addition to creating a nuisance when attempting to navigate out of one's driveway or through the streets, parking on the streets and sidewalks creates a potentially unsafe environment. Parking on the streets and sidewalks hampers the ability to clear the streets and sidewalks from ice and snow during the winter, it hampers garbage and recyclables collection, and it impedes emergency and rescue vehicles.

The BPTOA Common Area Use and Enjoyment Committee recommended changes to the Declaration of Covenants (the "Covenants"), Article X, Section 7 to enable our Association to develop, implement and enforce reasonable parking guidelines. Below is the provision with suggested modifications.

Vehicles. No trailer, truck, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any Lot, driveway, or other common area at any time unless said vehicle is housed in a garage; no inoperable automobile shall be parked on any Lot, driveway, other common area or street, unless housed in a garage. **STRIKE (; and no operable vehicle shall be parked on any street on the Property for a period in excess of twenty-four (24) hours in any one calendar year.)**

To be effective, the amendment requires an affirmative vote or written consent (or any combination thereof) of seventy-five percent (75%) of BPTOA members. (See Covenants Article XI, Section 4, General Provisions, Amendment). The proposed amendment will be voted upon at the Annual Membership meeting.