

Lake Berkley Resort Master Association

Parking Restrictions Rules & Regulations

Manors: (Lake Berkley Drive/Formby Court/Ainsdale Walk/Pershoie Lane)

1	There is a maximum of 4 Vehicles per House. (No Exceptions) This includes Vehicles of Owners, Guests, Vendors, and Visitors, Etc. Vacation Homes -Once 4 vehicles are registered and passes are issued, no other vehicles are permitted inside the resort during their stay including Visitor Vehicles. Owner Homes -Owners are responsible for making sure there are no more than 4 vehicles at their house at any given time, and that they are parked correctly.
2	Please park the first 2 Vehicles side by side on the driveway before using the street for parking. The 2 Vehicles on the driveway should be pulled all the way up to the Garage Door so that the complete sidewalk to the street behind them is clear at all times for Pedestrians. Please do not park at end of the driveway in any direction.
3	Vehicle #3 and #4 may park in the street, but Parking is only permitted on one side of the street. This is so that traffic is not blocked or impeded in any way, especially for Fire, EMS, Sheriff etc. Please look for the signs that state No Parking on that side of the street. Please park on the other side of the street that allows parking, and remember to make sure the front of your vehicle is facing the correct direction with the flow of traffic as if you were driving. Please do not park on the grass or in any curved areas of the street that may block the view of traffic. Please do not Block Mailboxes, Trash Bins, Fire Hydrants, Cross Walks, or Driveways that would make it difficult for somebody to back out of theirs on either side of street.
4	981,997,999,1001,1059,1061,1063 Lake Berkley Drive are houses with 4 Vehicle Driveways that can accommodate all 4 vehicles between the garage door and sidewalk. The sidewalk to the street must remain clear still, and does not allow for any extra vehicles in the street since 4 is the maximum vehicles per house.
5	Overflow Lot is located outside the community in the Grass Lot by the Security Gate. See Overflow Section below for details. This is the only additional parking area permitted within Lake Berkley if you have more than 4 vehicles. We only allow three vehicles per house as to not fill up the lot and allowing others a place to park.
6	For Owner's Only Please see the Special Event Parking Application that permits 3 additional vehicles to park temporarily at the Lake Parking Lot at the end of Formby Ct. only. (Not at the house or anywhere else) This must be submitted to the HOA 14 days before the event and approved before Security will let those 3 vehicles inside the resort. Those 3 vehicles must be gone and check-out with security before midnight. Please remember that the Resort Quiet times are from 9pm to 9am. Go to www.srkresidentialcommunities.com and under Lake Berkley Masters Section.
7	Misc. Items All vehicles must be registered with Security, and must have a Valid License Plate at all times. Motorcycles/Mopeds are considered vehicles if parked outside the house. Violations above are reported to the Master's HOA, and are subject to warnings placed on your vehicle. Can lead to towing if continued.

Villas/Town Homes: (Park Terrace Cir./Park Ridge Cir./Park Club Dr.)

1	There are Reserved and Numbered Parking Spaces near the home that allows a maximum of 2 vehicles to park in those space numbers only. There is guest/visitor spaces that has limitations listed below on the 4 vehicles maximum per house.
2	Vacation Homes- 2 vehicles must first park in the reserved numbered spaces. Vehicle #3 and #4 must park in the labeled guest/visitor spaces. Once 4 vehicles are registered and passes issued, no other vehicles are permitted inside the resort during their stay including Visitor Vehicles. Guest/Visitor Parking is very limited and first come first serve to the community your staying in. Must park in the Overflow Lot if no spaces available. Owner Homes- Owners must park their vehicles in the 2 Reserved Number Spaces Only. Owners, Residents, Extended Stay Guests are not permitted to use the Guest/Visitor Parking for their vehicles unless they are actively using the pool, clubhouse, gym, etc. for that duration. Owners are permitted to have up to 2 visitor vehicles temporarily park in the Guest/Visitor Parking. Owners are responsible for making sure there are no more then 4 vehicles at their house at any given time, and that they are parked correctly. (Owner=Owner and family living at the house)
3	Parking is not permitted in other spaces that is not where you are staying.
4	Overflow Lot is located outside the community in the Grass Lot by the Security Gate. See Overflow Section below for details. This is the only additional parking area permitted within Lake Berkley if you have more then 4 vehicles or more then 2 owner vehicles. We only allow three vehicles per house as to not fill up the overflow lot and allowing others a place to park.
5	Misc. Items All vehicles must be registered with Security, and must have a Valid License Plate at all times. Motorcycles/Mopeds are considered vehicles. Violations above are reported to the Master's HOA, and are subject to warnings placed on your vehicle. Can lead to towing if continued. No Parking allowed along curbs.

Over Flow Parking Lot: Grass Lot outside the Community by Security Gate

The Overflow Lot is to be used for homes that have more than the number of vehicles allowed for their home including any visitors they may have. It is also used to park Vehicles and or Trailers not permitted in the resort. This lot is not to be used as storage for trailers or vehicles. This lot is not to be used for broken down vehicles or damaged accident vehicles which is not permitted inside the resort either. All vehicles and trailers must be insured with a valid License Plate just like inside the resort. **Following Must Use Overflow Lot:** Large Semis without trailers or work trucks or with ladder racks and non removable logo's, Box Trucks and U-hauls etc, RV's, Boats, or Trailers of any kind. All vehicles and trailers must be registered with Security. This lot is not to be filled up due to a certain house having lots of visitors and cars or parties not leaving room for others to park. We try to limit the lot to 3 vehicles or trailers per house. Violators are subject to towing at the Owner's Expense in addition to Violation Stickers.

These Rules and Regulations are hereby adopted by the Board of Directors in accordance with the powers bestowed by the Declaration of Covenants and Restrictions on this the 22nd day of February 2019 at a duly called meeting of the Board of Director.