



March 1st, 2021

Pointe Owners:

We are writing to you about an important parking problem at The Pointe, and we are asking for your help and cooperation in solving this problem.

The Board has received numerous complaints from owners concerning owners and tenants who are not using their garage for parking of a vehicle, which is required by our Declaration of Condominium that was approved by a majority vote or all owners in 2019. Section 14.4 of this document states, in part, "Parking lot spaces are for the second car of Unit Owners, Tenants, and Guests. Unit Owners, Tenants, and Guests must use garage space for parking their first vehicle. Garages are not to be used as living space, workspace, or as storage Area."

Owners, tenants, and their guests have repeatedly found it difficult (or impossible) to find an open surface parking space at times when they return home.

The Pointe is a high-density community, and most midrise buildings that have eighteen units each have as few as eight to 12 "guest" parking spaces available. If people living in those buildings don't park their first vehicle inside their garage the "guest" spaces fill up quickly.

We have sent emails to all owners within the last year reminding them of these requirements and requesting everyone cooperate and comply with Section 14.4 - Parking. However, the problem persists.

In response to these ongoing parking complaints all owners are asked to cooperate and comply by parking your first vehicle in your garage effective immediately. If you are not able to park your car in your garage because it is being used for storage, please remove the storage items as soon as possible and begin parking your first vehicle inside.

We hope this request is met with voluntary compliance by all owners and tenants. The Association will begin enforcement efforts on an individual basis with any owner or tenant who is not in compliance by November 1, 2021.

On behalf of all owners and tenants at The Pointe we greatly appreciate your cooperation and help in solving this important problem.

The Declaration of Condominium, Rules and Regulations, Bylaws, Policies and Procedures, and Articles of Incorporation can be found on The Pointe website at www.pointepelicanlanding.com.

Sincerely,

The Board of Directors