



DATE: NOVEMBER 6, 2012  
TO: SOLARA LOFTS OWNERS  
FROM: ERIKA SMITH, COMMUNITY MANAGER  
RE: GUEST PARKING AND PET POLICY RULE CHANGE APPROVED

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Dear Homeowner:

At the October 25, 2012 Regular meeting, the Board of Directors formally adopted the Guest Parking and revised Pet Policy Rules for the Solara Lofts Community. Below please find the language of the new rules which are now enforceable by the Association. The Owner's Handbook has been updated and available on the Associations' website at [www.solaraloftshoa.com](http://www.solaraloftshoa.com). You may request a hard copy or e-mailed version by contacting Management at 800-400-2284 or by e-mail at [esmith@actionlife.com](mailto:esmith@actionlife.com).

**Waste Clean-up/Disposal.** No pet owner or their tenant/renter shall allow his or her pet to deposit fecal matter or urinate within any portion of the Common Area or Association Property, including all hallways, elevators, lobbies and all tiled areas on the perimeter of the building. Fecal waste deposits made by pets on any Common Area or Association Property must be promptly cleaned up by the owner of the pet. Waste must be put in a tightly sealed plastic bag before being disposed of. Using paper bags to dispose of any pet waste is strictly prohibited. All pet owners or their tenant/renter must take their pet to the public street away from all perimeter tiled area to urinate, etc. If reported, the owner will be subject to a fine of \$100.00 and will be assessed all cleaning fees paid by the Association and the owner will be invited to a hearing without prior warning letters. If an owner or their tenant/renter continues to violate this rule, the fine will continue to increase by \$100.00 each occurrence and continued assessment of cleaning fees. Owners or tenant/renters must have their pets on leash while in the common areas. Pets are no permitted to play in any common area at anytime.

**Guest Parking.** Guest parking is for the use of guests of a resident and may not be used at anytime by an owner or a tenant. Guest Parking is to be used for no more than forty-eight (48) hours by invitees of owners only. Owners and/or tenants must provide their guests with a parking pass. The use of guest parking by a particular owner and/or tenant cannot exceed eight days per month without the approval by the Board of Directors. If a guest parking pass is not displayed, the vehicle is parked in the guest parking spaces for more than forty-eight (48) hours without prior approval, or the guest parking allotment of eight (8) days per month by a single owner and/or tenant, there will be an automatic fine without notice or hearing in the amount of \$100.00 per occurrence and the use of the guest parking privileges may be revoked for a time period approved by the Board.

Thank you for your immediate attention.