

**POLICIES AND CLARIFICATIONS FOR VEHICLES AND PARKING**

**BOARD APPROVED MAY 26, 2015**

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**Policies:** These parking policies and clarifications are supplementary to those stated in the Declaration of Covenants: Section 8.08.

1. **Lawns and Grass:** Parking is never permitted anywhere, at any time.
2. **Streets:** No street parking is allowed anywhere, at any time, except for:
  - a. vehicles used by workers when performing their duties;
  - b. short term parking when accessible parking areas are full during special Association or private events (parties, meetings, sales).
3. **Off-Street Parking Areas** (Guest Pads), for:
  - a. **short**-term visitor parking only (frequent and long term visitors must park in driveway);
  - b. vendors and workers **while** performing their duties on premises;
  - c. residents to park passenger vehicles while work in progress prevents them from using their garage or driveway.
4. **Driveways and Garages:** Residents may keep up to 4 passenger vehicles on a permanent basis without the prior written consent of the Board, but:
  - a. no more than 2 vehicles in the driveway, and without overhanging the Miami gutter (curb);
  - b. garage doors must be kept closed, regardless of whether vehicles are parked therein;
  - c. vehicles may not be parked on adjacent lawns.
5. **Dealer / Temporary License:** Passenger vehicles with dealer or temporary licenses may be parked only **inside** the garage; and, only one vehicle with such a license is permitted.
6. **Motorcycles:** Special written permission from Board is required; motorcycles other than **short** term visitors (24 hours maximum) may be parked only **inside** the garage.
7. **Other Vehicles:** To allow for loading and unloading of recreational vehicles, campers, or boats, owners may park them for only a 24 hour period, and only in their driveways.
8. **Other Restrictions:** Refer to Declaration of Covenants section 8.08 for other restrictions:
  - a. overnight parking of vehicles (including cars) with commercial lettering;
  - b. derelict, inoperable, or untagged vehicles.

**Violations:**

- a. a Board-approved notice will be placed on any vehicle in violation of policy;
- b. the Association will keep record of notice;
- c. if a violation is not corrected in 24 hours, a professional towing company will be called to tow the vehicle at **owner's cost**.

Notice: If a copy of this policy has been placed on your vehicle as a violation notice, you may call Leland Management Inc.: 321-574-9632 for more information.