

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

POLICIES AND CLARIFICATIONS FOR VEHICLES AND PARKING

BOARD APPROVED April 24, 2018

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), are 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 notice has been placed on the same vehicle 3 or more times, a professional towing company may 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.: 321-549-0721 for more information.

Date: _____ Tag # _____