

## Hidden Lakes HOAs Parking Regulation Enforcement Guidelines

7/25/10

On August 10, we will begin daily inspections for Parking Violations in the Hidden Lakes Community.

The term vehicle will include cars, trucks RV's, trailers, motorcycles, scooters, golf carts

Violations:

1. Boats, trailers, campers, recreational vehicles, oversized trucks, or other similar vehicles parked anytime in the street without a valid permit. This does not apply to contractors or lawn-care services while they are working on the property.
2. Vehicle parked in the street overnight (12:00am to 7:00am) without a visible or valid permit
3. Vehicle parked in the yard anytime.
4. Vehicles parked on the sidewalk or grassed area between curb and sidewalk anytime.

### Green Parking Permit

The property owner may request a temporary pass to park a vehicle in the street. This permit will not be issued unless the owner's driveway is full: 4 vehicles. Permits are not transferrable to another owner or property.

The parking permit will be for a limited time period up to 72 hours. If the need extends over this time period the owner may apply for a second 72 hour permit. If the need arises beyond this time, the owner will have to make arrangements for offsite parking. There are no provisions for offsite parking in the Hidden Lakes Community. To obtain a Permit, call Paul Hayward at 904-254-9238. Permits may be picked-up at 517 Chadwick Dr. after 8:00pm, Mon-Fri only.

### Yellow Warning Ticket

This is a first notice of a parking violation. There is no fine due at this time. However, if the vehicle is not removed, by the next daily inspection (24 hrs) a violation will be issued

### Pink Violation Ticket.

A violation will be issued every 24 hrs if the vehicle is not removed. Each violation will subject the owner of the vehicle to a \$25 fine. After an offending vehicle receives 3 violations (= \$75.00 in fines), it will be subject to towing. These violations need not be on consecutive days.

The vehicle owner will be directly responsible for all towing and storage charges by the towing company. These will need to be paid in order for the owner to retrieve the vehicle.

### Payment

Payment can be made by a personal check made out to Rolling Hills/Hidden Lakes HOA's. Checks must be mailed to Hidden Lakes HOAs, PO Box 860013, St. Augustine, FL 32086. All payments are due within 10 days of the ticket date. Contact Paul Hayward at 904-254-9238 to make other arrangements.

## Hidden Lakes HOAs Parking Regulation

Effective 12/5/09

Purpose: To provide a consistent street parking regulation for the Hidden Lakes Community.

Background: Phase 2's C&R's do not allow overnight street parking; the other documents are silent on this. There have been several complaints made about parked cars making it difficult for people to get in and out of their driveways or to drive around the development.

Discussion: The streets in the development are narrow and if a fire truck or ambulance needs to get through parked cars, trucks or trailers can make the street too narrow for them to get through. This parking regulation will provide for no long term parking on the streets while still making it possible for owners or visitors to occasionally park their cars or trucks on the street. This regulation will also make it illegal for owners or visitors to park their boats, trailers, or other large vehicles on the streets. All homes in the development have driveways that allow for 4 cars to be parked in them. Additional parking is available in their garages. There is no need for cars to be parked on the street.

Recommendation: That the Boards approve this regulation.

### **Parking Regulation**

Boats, trailers, campers, recreational vehicles, oversized trucks, or other similar vehicles are not permitted to be parked on any streets in the Hidden Lakes Development at any time unless special permission is granted by the appropriate board.

Oversized vehicles are defined as those having more than two (2) axles or are too large to fit into a standard sized garage.

There is no overnight parking of any kind allowed on the streets of the Hidden Lakes development.

The creation of additional parking areas or parking on lawns is not allowed.

The Boards recognize that occasionally visitors will result in the need to park a vehicle or trailer in the street temporarily overnight. Therefore the respective board can provide the homeowner with a temporary parking pass to allow the vehicle parking. The board will approve or disapprove the request on the basis of availability and safety.

Oversized trucks, boats, trailers, campers, recreational vehicles or other similar vehicles that are parked on development streets will receive a warning. If not removed the vehicle owner will receive a summons, fine and the offending vehicle must be removed. If not removed in 24 hours after receipt of summons the management committee has the authority to have the vehicle or trailer towed and the owner will be responsible for payment of any fees resulting from therein.

The owners of vehicles parked overnight will receive 1 warning. If the vehicle is not removed, the management committee shall issue a summons for a daily fine of \$25.00 per 24-hour period until the vehicle is removed from the street. After three days of non-compliance the management committee has the authority to have the vehicle towed and the owner responsible for the payment of all fees resulting from therein.