

ADOPTED PARKING RULES & REGULATIONS SPRING LAKE OF CLEARWATER

Revised June 10, 2019

The following parking rules shall apply to vehicles, boats, RVs, trailers, and other related items within the Spring Lake subdivision, in addition to any restrictions contained in the Declaration of Covenants:

- 1) **NO parking on sidewalks or lawns.**
- 2) **Boats, Recreational Vehicles and Trailers** can only be parked at the property while being cleaned or for purposes of loading and unloading. **No overnight parking allowed**
- 3) **Commercial vehicles will be prohibited** from being parked in the community, except for loading and unloading. These vehicles will be defined as:
 - (a) those with greater than a 1/2 ton carrying capacity;
 - (b) those with commercial equipment such as ladders, etc.
 - (c) those with commercial signs or lettering that are visible.**Commercial vehicles can only be parked in the subdivision if concealed from view in a garage or during daylight while services are being delivered.**
- 4) Property owners must **fully utilize the driveway and the garage for parking of vehicles**, before any cars can be parked in the street (including guests) overnight. This means that if your driveway is **not full** of cars and you are parked on the street in front of your lot, you will be towed.
- 5) **NO vehicles are to be parked in the street overnight unless the restrictions in #4 above are met and then the vehicle can only be parked in front of that homeowner's lot.** Vehicles must be parked in a direction going with the flow of traffic.
- 6) **NO vehicle is to be parked in the street within 20 feet from a stop sign.**
- 7) **NO vehicle is to be parked in the street within 20 feet of a fire hydrant** or in any other manner that will obstruct or interfere with the fire department's use of the hydrant or any connection. Hydrants are identified by blue reflectors in the roadway.
- 8) **Vehicles are not to be parked in any way so as to block mail delivery**, access to other persons' driveways, sidewalks or access of emergency vehicles
- 9) **Vehicles will be towed if they are parked in violation of the rules.** The towing company will patrol randomly between 1:00 AM and 6:00 AM seven days a week and violators will be towed without notice.
- 10) In addition to towing, violations of these rules may be enforced by the adoption of fines, suspension of use rights to the common areas, or other remedies provided for by law or by the Declaration or Bylaws. These remedies may also include the assessment of attorneys' fees against the violators

Declaration of Covenants, Conditions and Restrictions Article XII – Parking

No owner shall park, store, or keep any commercial truck, camper, commercial van, boat, mobile home, recreational vehicle, trailer or aircraft, or any other vehicle other than a private passenger vehicle, on any uncovered parking driveway attached thereto. In no event shall any truck larger than a one-half (1/2) ton pick-up truck or standard passenger size van be parked, stored or kept in any parking garage or driveway incident thereto.

No Owner shall repair or restore any motor vehicle, boat, trailer, aircraft or other vehicle on any portion of any Lot or Common Areas except for emergency repair, and then only to the extent necessary to enable movement thereof to a proper repair facility. Minor maintenance of a private passenger vehicle shall be allowed in the Owner's garage or driveway provided that such vehicle does not remain inoperable for more than forty-eight (48) hours. No Owner shall park a vehicle in his parking garage or on his driveway in such a manner that the vehicle extends into the street or Common Area or into another Lot.