

# Tall Pines Community Association Parking Rules and Enforcement

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## Purpose and Scope of Document

The purpose of this document is to outline the new parking rules and enforcement for the Tall Pines at River Ridge community which have been agreed upon by the TPCA Board of Directors and are being formalized with this document. The rules outlined in this document shall apply to all Tall Pines owners, residents and their guests. These rules are necessary to reduce the incidence of parking violations and nuisance to fellow residents. The former policy of providing written warnings has been rescinded and is no longer in effect. Violators of the below rules are subject to having their vehicle(s) towed at their own expense.

## Clubhouse Parking

- The Tall Pines Club House parking lot is not intended for long-term parking.
- Residents or guests may park their vehicles in the clubhouse parking lot during the daytime hours with no permit required.
- Parking under the portico (covered entrance) is strictly prohibited except for drop-off and pickup.
- For overnight parking, a permit must be obtained from any Tall Pines Board Member which will allow temporary parking for a period of up to one (1) week.
- Permission for an extension, for guests only, must be approved by a Tall Pines Board Member. An extension cannot exceed 30 days.
- Boat trailers, Campers, Travel Trailers, Motorhomes and Recreational Vehicles may park at the Tall Pines Clubhouse for a limit of seven (7) days with a permit obtained from any Tall Pines Board Member. These should be parked away from the building on the east side of the lot when possible.
- The Clubhouse address is 10930 Tall Pines Boulevard. TPCA is not permitted to park in the Golf Course Clubhouse parking lot at 11022 Tee Time Circle.

## Street Parking

- Daytime street parking is permitted; however, if the vehicle is causing a hazard/blockage, including blocking vehicle passage on the street, any driveway, mailbox, hydrant or view of stop signs, it will immediately be towed at the owner's expense. Daytime hours are considered 6AM-12AM.
- Residents/Owners are expected to notify their guests and vendors of these policies and ensure those visitors do not create any blockage
- There will be **NO** overnight on-street parking allowed at any time. Overnight hours are considered 12AM-6AM. Violators will be towed, at the owner's expense immediately upon observation of a violation.

## Miscellaneous Vehicle Rules

- No vehicle shall be parked within properties except on a paved parking surface, driveway, or within a garage.
- No trucks or vehicles used for commercial purposes, other than those temporarily present on business, nor any trailers, may be parked within the properties.
- No business signs may be displayed on vehicles. Those vehicles with business signs must either be covered with a magnet or be stored in a garage. They are not permitted in driveways.
- Boats, boat trailers, campers, travel trailers, motorhomes, recreation vehicles, and inoperable vehicles are prohibited from being parked on any lot, unit, or parcel unless kept inside a garage and concealed from public view.
  - *Note: See Clubhouse Parking accommodations on page one for limited Clubhouse Parking accommodations for all of the above except inoperable vehicles.*
- No vehicle mechanical repairs or like activity shall be conducted on any lot other than within a garage and concealed from public view.