

# LAKE RIDGE VILLAS NORTH AT FLEMING ISLAND PLANTATION CONDOMINIUM ASSOCIATION, INC.

## Community Parking Rules

Adopted by the Board of Directors – 6.13.2022

*Vehicles include, but are not limited to, cars, trucks, vans, SUVs, motorcycles, motorbikes, and mopeds. ALL vehicles parked anywhere in the community, must bear a current, valid tag and a Lake Ridge Villas North decal (if a resident) or a temporary parking pass (available on the community website: [www.lakeridgevillasnorth.com](http://www.lakeridgevillasnorth.com)). Vehicles that have an expired tag (30 days after the month of expiration) will be towed at the owner's expense.*

**Any vehicle violating the Community Parking Rules is subject to being towed at the owner's expense.**

1. Residents must park vehicles at their unit **BEFORE USING A COMMUNITY PARKING SPACE**. The garage and driveway must be utilized first prior to using a community parking space.
2. No resident may use their garage for storage making it unusable for parking. Residents may not store personal property in a garage and then park personal vehicles in the unassigned community parking spaces.
3. Residents' vehicles must be registered with the Association and display a resident parking decal in the front window of the vehicle. A valid driver's license and vehicle registration must be provided to receive a decal. Residents parking in the unassigned community parking spaces must have a valid decal. Residents may use the visitor parking spots on the property between the hours of 10pm and 8am. Cars with a decal that are parked in a visitor spot after 8am will be subject to being towed at the owner's expense.
4. **Guest Vehicles:** Residents/Visitors may print a 3-day guest parking pass by visiting the community website: [www.lakeridgevillasnorth.com](http://www.lakeridgevillasnorth.com). Vehicles parked in visitor parking for any amount of time without a parking pass are subject to being towed at the owner's expense. Handwritten notes are acceptable in an emergency. Please include the unit number and date on the pass and display it on the dashboard. **A guest vehicle parked in a visitor parking space that does not have a valid guest parking pass on the dashboard is subject to being towed.**
5. No vehicle may be "stored" in the unassigned community parking spaces. Vehicles that are not driven for more than seven (7) days must be parked either in the unit's garage or driveway. **Vehicles that have been parked in the unassigned community parking spaces for more than seven (7) days are subject to being towed at the owner's expense.**
6. ALL vehicles parking anywhere in the community must bear a current, valid tag. **Vehicles that have an expired tag (30 days after the month of expiration) will be towed at the owner's expense.**
7. Vehicles should not be parked in a driveway in such a manner that the sidewalk is blocked. Vehicles may not have any part protruding into the street or on the grass.
8. **At no time is parking allowed on the sidewalk or grass. Violations will result in towing without warning. Parking is not allowed on the street, except for temporary loading/unloading. If there is not available parking at the unit or in the community parking spaces, it is the resident's responsibility to arrange for alternate parking that does not include parking on the street, sidewalk, or grass.**
9. Vehicles parked in community parking spaces may utilize only **one** space and no part of the vehicle is allowed to be over the lines. Vehicles parked over the lines will be towed at the owner's expense.
10. **NO** motor homes, trailers, recreational vehicles, boats, campers, or **commercial vehicles** may be parked on the premises unless fully enclosed in the garage.
11. No maintenance or repair shall be done to any vehicle parked anywhere in the community.

**If you have any questions, please contact The CAM Team at 904-278-2338 or via email at:**

**[Irvn@thecamteam.com](mailto:Irvn@thecamteam.com)**