

# The Springs at High Rock

## Parking Rules and Enforcement

**Introduction:** Our community is growing rapidly as more homes are built each year. This fact makes managing our parking areas more important and increases the need for reasonable rules and procedures to ensure that we keep the neighborhood orderly, safe and in top condition.

This document summarizes these rules and procedures in line with our Restrictive Covenants and provides for corrective action when necessary.

### Definitions:

- Right of Way – Consists of the neighborhood roads as well as the common areas, road shoulders or green ways along these roads.
- Common greenway (Road Shoulder) – This area is the unpaved area extending from the asphalt portion of the roadway to the property line of individual lots.
- Parking – Defined as leaving a vehicle stopped and unattended.
- Night-time hours – 30 minutes before sunrise to 30 minutes after sunset.
- Abandoned Vehicle – Any vehicle continuously parked 48 hours or more in the right of way or community parking areas without authorization, or any inoperable vehicle or vehicle in a state of disrepair parked in the right of way or community parking areas.

### Rules:

1. Property owners should make every effort to leave unattended vehicles in their respective driveways and not park vehicles or trailers on the common greenway when space is available and reasonably accessible.
2. There will be no parking in the asphalt roadway except to temporarily offload equipment or supplies when no other safe means exists. If a lane of traffic is blocked or partially blocked, safety cones or the like will be placed at least 75 ft in both directions. Fire trucks require a 12 ft. clearance to get by in case of emergencies.

3. Construction sites are allowed day work hour parking on our road shoulders provided there is no place on the build site to park. The vehicles must be off the roadway far enough to ensure their opened doors will not interfere with traffic.
4. Parking in common areas during night-time hours is not permitted unless authorized by an HOA Board or ARC member, and if authorized, reflective hazard signs must be placed to indicate any obstruction. These vehicles or equipment should be removed immediately after the need expires.
5. The greenway (road shoulder) is not intended to be an auxiliary parking area and should only be used by property owners, their guests, and their service personnel (contractors) under the following conditions:
  - a. When, due to a special event, there is insufficient parking space on their driveways.
  - b. During times in which construction or property maintenance prevents use of the driveways or no driveway exists.
  - c. When inclement weather or the forecast of such prevents/will prevent safe egress to and from the road.
6. Parking in the various neighborhood parking lots is provided for property owners and their guests with valid decals on their vehicles, or with a valid parking pass on their driver's side dash. (See Attachment 1.)
7. Parking in these neighborhood parking lots must follow the rules posted at these parking areas, particularly at the boat ramp area.
8. Vehicles parked at the Tranquility Lakes parking lot are subject to towing in case of a fire to allow access to the water supply by the fire department.
9. Abandoned vehicles are subject to towing or impoundment after reasonable remedies are not forthcoming.

**Enforcement:**

Violations of these parking rules can result in a fine as listed in the "Neighborhood Appearance Schedule of Penalties", loss of amenity privileges, or in extreme circumstances the towing of the vehicle in violation.

**Attachment 1**

*This form need only include:*

*Date; vehicle owner's name, address and phone number; property owner's name, address and phone number. Place on the driver's side dashboard to be visible from outside the vehicle.*