

REVISED PARKING RULES EFFECTIVE September 1, 2020

VEHICLES: MAINTENANCE, PARKING, STREET USAGE & TOWING

Note: For purposes of these guidelines, the term vehicle shall include but not be limited to personal passenger vehicles, commercial vehicles of any kind, school buses, limousines, recreational vehicles, buses, tractors-trailers/semis (with or without trailer attached), portable storage containers (PODS/U-Pack/ABF) or similar moving containers (including trailers), boats, jet skis, boat trailers, house trailers, and trailers of every other type including, but not limited to horse trailers and utility trailers, motor homes, tractor trucks, campers, go carts, golf carts, motorcycles, motor scooters, trail bikes, all-terrain vehicles or any other related form of transportation devices.

Vehicles

- No vehicles displaying commercial advertising (lettering, graphics or other commercial insignia) shall be parked within the public view with the exception of:
 - a. Vehicles used by a company that is providing a service to the common areas or a resident. These vehicles may only be parked within West Lake for the time that the service is being provided; or
 - b. such lettering, graphics or insignia is/are completely covered with a magnetic or other type covering of the same color as the vehicle.
- Commercial vehicles used in business for the purpose of transporting goods, equipment and the like shall only be allowed to be parked inside of the home's garage and may not be parked within the public view. The only exception is a service provider while providing a service to the common areas or a Member's residence and these vehicles may not remain parked within West Lake overnight.
- No vehicle displaying racks, hooks, tool boxes, beacon lights or ladders may be parked within West Lake except by a service provider while providing a service to the common areas or a resident. These vehicles may not remain parked within West Lake overnight unless parked within the Home's garage. Bicycle racks, ski racks, surfboard racks or other racks for recreational or temporary vacation use are acceptable.
- The term commercial vehicle shall not be deemed to include recreational or utility vehicles (i.e. Broncos, Blazers, Explorers, etc.) up to 21'5" in length or clean "non-commercial" vehicles such as half ton to 1 ton pick-up trucks, vans, or cars if they are used by the resident on a daily basis for normal transportation and do not have lettering, graphics, beacon lights or other commercial insignia on them.
- For any resident who drives an automobile issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the home.

- These provisions shall not apply to construction vehicles in connection with the construction, improvement, installation or repair by developer or builders of homes, common areas or any other West Lake facility.
- No vehicle which cannot operate on its own power or which does not have a current license plate or valid registration shall remain in West Lake for more than forty-eight (48) hours, except in the garage of a Home.
- No vehicles shall be stored on blocks, nor may inoperable vehicles or vehicles with parts removed be stored or parked outside of a garage within West Lake.
- No covers of any kind (tarpaulins, plastic, shrink wrap, etc.) on vehicles shall be permitted anywhere within the public view.
- No vehicles bearing a “for sale” sign or any other type of commercial offering (lease, rent, car sharing) shall be parked within the public view anywhere within West Lake.

Maintenance

- Except in the garage of a Home, no maintenance or repair, except emergency repair (locksmith, tire replacement, broken window replacement) shall be made within West Lake nor shall vehicle repair equipment (mechanic lifts, transmission pullers, etc.) be stored or operated in the public view.

Registration

- Residents are required to register their vehicles with the Management Company by completing the Resident Parking Pass Request form and providing copies of valid registration and valid driver’s license. Tenants must also provide a copy of their active lease. When a lease from a new tenant is presented, all previous stickers associated with that unit will be voided. The Resident will attach the Vehicle Identification Sticker to the windshield on the lower front passenger side of each registered vehicle. Residents on end units are entitled up to four (4) Resident Parking Passes and Residents that own any other unit are entitled up to two (2) Resident Parking Passes.
- Within seven days after acquiring a new vehicle, the resident must contact the Management Company to register the new vehicle and to void the previous sticker if a registered vehicle was sold or traded.
- Vehicles attempting to use inactive stickers or faked stickers will be towed. Inactive stickers are those of former Residents or belong to cars that a Resident has sold, traded, donated or similarly disposed of.

Parking

- There are a limited number of parking spaces within West Lake and are shared resources for the community. The parking spaces are marked as 'Resident' or 'Guest'.
- No commercial vehicle, limousines, school bus, recreational vehicle, boat, trailer, including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept or parked within West Lake except in the garage of a Home.
- No vehicles of any nature shall be parked or driven upon on any portion of West Lake or a lot except on the surfaced parking area thereof. This includes sidewalks and grass. Attempts to park diagonally or perpendicular to the streets cause damage to landscape, grass, sprinkler system components, drains, utility conduit, boxes and other systems. Residents may be charged for damage by leaving the paved areas of West Lake or a lot therein.
- Vehicles must be parked in the garage or driveway, with all wheels forward of the sidewalk, or in one of the common area spaces. Those units with driveways shorter than 17 feet may have a vehicle extend up to 17 feet from their garage door.
- No parking or standing of vehicles on streets, sidewalks, drainage areas between the sidewalk and pavement, or grass (this also includes the entire length of Fox Sparrow from the community to Sheldon Road) except for loading/unloading.
 - To facilitate students catching the school buses, parking on the south side of Fox Sparrow outside the gate is allowed, except for the last 150 feet prior to the intersection at Sheldon which is a No Parking zone. The area is well marked with No Parking signs. The double yellow line also provides a visual indication of the No Parking area. No cars are to be parked on the north side of the road. Failure to comply with this rule could result in a collision between cars turning from Sheldon onto Fox Sparrow and cars exiting Fox Sparrow that are forced to pass these parked cars in the middle of the road or in the wrong lane.
 - Delivery service providers making quick stops, service providers with vehicles that are oversized (cannot fit on a driveway AND are required to be parked near the home to provide service (pest control, carpet cleaning, etc.) will be exempt. It is the resident's responsibility to insure the contractor's vehicle is not on the flat concrete curb next to the pavement, on a sidewalk, on grass, in the drainage areas between sidewalks and pavement or blocking access to or egress from any driveway or parking space.

- Residents with a parking pass may park in any parking spot on a first-come, first serve basis. A Residence (Household Unit) may only use one Resident parking space at any given time.
- Guests may only park in parking spots marked 'Guest'. There is no guarantee there will be enough parking for events at a Resident home, so it is up to the Resident to make sure their Guests know the rules and have alternate plans should there be inadequate parking.
- No car will be parked for more than 48 hours in either a 'Resident' or 'Guest' parking space.
- The space marked "Mail" is for use by the mail person when delivering mail, but residents may use it to pick up mail. There is a 5 minute time limit for use of this parking space.

Street Usage

- Streets within West Lake are owned by the Association. Street parking is prohibited. Street parking is dangerous to everyone because it can block access for emergency vehicles and hide pets and children at play from view of on-coming traffic thus creating the possibility for serious accidents.
- Mopeds, motorized scooters and mini cycles are prohibited from being operated on the sidewalks or streets within West Lake while under engine power. This guideline follows Florida Statute 322.03 which does not allow these vehicles to be operated on sidewalks and public streets.
- Streets are intended for the use of motor vehicles only. Playing games or congregating on the streets is not permitted. This creates a hazard for drivers and those who are using the streets inappropriately.

Towing

- Section 12.4.4 of the Declaration of Covenants grants the Association the right to tow vehicles that are parked in violation of the Declaration or rules and regulations of the Association. A regulation towing sign has been posted at the entrance of the community in compliance with Florida Statutes 715.
- Any car in violation of the parking guidelines will be subject to having their vehicle towed at their sole expense if the vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation in the preceding fourteen (14) day period with the following exception:

- Cars parked on the street will be towed with no notice
- The Association also has the right to tow vehicles from an Owner's lot if in violation and proper notification has been given to the Owner.