

LANTANA PINES - VEHICLE AND PARKING RULES AND REGULATIONS

PURPOSE: To provide appropriate regulations governing on- and off-street parking within Lantana Pines to comply with Emergency Services such as Law Enforcement, Fire, Ambulatory & Rescue, and to assist with mail delivery, garbage and maintenance service providers.

INFORMATION: To maintain the community appearance, all parking must be on paved areas. There is no parking allowed on grassed areas, swales, roadway islands, or empty lots within Lantana Pines. In addition, most of the streets within Lantana Pines are narrow and there is insufficient room for two cars to pass if vehicles are parked alongside the roadways. As a result, there is limited parking in various areas and prohibited parking within other areas.

Vehicles cannot be parked in a way that would block either vehicular or pedestrian traffic.

NO PARKING: There is NO PARKING within 30 feet of any STOP sign, within 20 feet of any corner, in ANY TURN-ABOUTS, on any grassy areas, swales, roadway islands or empty lots. Vehicles shall not block any driveway, mailbox or any intersection. Vehicles shall not be parked within any of the POSTED NO-PARKING AREAS, in a direction opposite traffic (vehicles must be parked with the flow of traffic for that side of the road) or along both sides of any street.

LICENSE AND REGISTRATION: All vehicles within Lantana Pines must have a current private vehicle license plate displayed. Any unregistered, unlicensed or expired vehicle must be kept in a resident's garage. If no garage is available, then the vehicle must be removed from the community.

COMMERCIAL VEHICLES: NO COMMERCIAL VEHICLES may be habitually parked within Lantana Pines unless in a resident's garage. The term "Commercial Vehicle" includes: 1) any automobiles, trucks and vehicular equipment that bear signs or have printed on the vehicle any reference to any commercial or private undertaking or enterprise; 2) any vehicle with a rated capacity above ¾ Ton; 3) any vehicles with equipment which is used for or intended to be used for obvious commercial purposes or services, or have equipment on them for the same purpose. The type of equipment on a vehicle includes ladder racks, fuel and oil containers, power equipment, etc.

EXCEPTION: Commercial and Contractor vehicles (such as pest control and repair services) which use equipment required to perform their services may temporarily park directly in front of the work area while the work is ongoing. Extreme care must be taken to ensure that the roadway is not blocked.

BOATS, TRAILERS, RECREATIONAL VEHICLES, ETC: NO BOAT, TRAILER, MOTORCYCLE or RECREATIONAL VEHICLE may be parked within Lantana Pines unless in a residents garage. The term "recreational vehicle" includes but is not limited to motor homes, campers, trailers of all types, and any vehicle intended for recreational purposes.

Recognizing that it is occasionally necessary to bring boats, motor homes or recreational vehicles into the community for loading or unloading prior to use or travel, the following exceptions apply, on an occasional (not habitual) basis:

Boats, trailers and recreational vehicles may remain overnight when a resident is beginning or ending a trip. The recreational vehicle, boat or trailer must be clean and in good condition, and parked in the resident's driveway such that it does not block any street, sidewalk, or other residents driveway. No recreational vehicle may be parked overnight on any street or common area.

MAINTENANCE AND REPAIR: No vehicle may be disassembled, serviced or repaired on the properties in such a manner as to be visible from any point on adjacent property or the street. Emergency repairs and service such as tire changing, jump-starting or fluid level checking is allowable.

DAMAGED OR INOPERABLE VEHICLES: Damaged or inoperable vehicles may not be parked outside of a garage regardless of the status of the license and registration. If it is late at night or over a weekend or Holiday and the resident is unable to remove the vehicle from the community or store it in a garage, then placing it in the driveway is allowable until the next business day. The vehicle must be parked in the resident's driveway such that it does not block any street, sidewalk, or other resident's driveway.

VIOLATIONS: Any vehicle found in violation for the first time will be ticketed with a warning that within 24 hours the vehicle may be towed if the violation remains uncorrected. Any vehicle found in violation after the first offense may be towed without further notification to the vehicle owner.

TOWING: Abandoned, undrivable and illegally parked vehicles may be towed. Towing may be done without notification to the vehicle owner and all cost incurred are the responsibility of the vehicle owner. Any vehicle illegally parked blocking access to any intersection, turnabout or another resident's driveway or mailbox is subject to immediate towing if the owner of the vehicle cannot be readily notified.

ENFORCEMENT: Parking requirements are enforced using ticketing notices and warnings, violation letters if a vehicle owner's address is known, and towing as a last alternative

SUPPLEMENTS: Covenants and Restrictions, Article IX, section 11; and Article IX section G, et. al. Effective as of this 11th day of MARCH, 2002.