

Verona Lakes Homeowners Association, Inc.
Parking and Towing Rules & Regulations
Effective May 15, 2007

Parking in our community has been a problem for many years and continues to be a problem. The Master Association is responsible for all the roadways in the Verona Lakes development. The parking problem is compounded for our Village residences due to their single driveway. The Master Board has researched this problem and approved the following rules and regulations at the March 29, 2007 Board Meeting. These rules and regulations are intended to ensure that our roadways remain clear for emergency vehicles.

Elite Compliance Services has been designated as the official towing and booting company for the Verona Lakes Homeowners' Association. Signs of notification are posted at the ingress side and egress side at both front and back entrances.

The Association's Rules & Regulations will provide that when a vehicle is found to be in violation, a friendly reminder will be placed on the windshield. The tag number and model will be recorded for future reference. In the event a 2nd violation occurs, the vehicle will be towed without any further notification to the owner(s).

There is no overnight parking on streets between the hours of 2:00 am to 6:00 am. Any vehicles parked on the roadways during the mentioned hours are subject to be towed as outlined in the documents.

On street parking shall be defined as parking between the hours of 6:00 am and 2:00 am and subject to the following terms and conditions:

1. Parking is allowed on the side corresponding with sign posted at the guard house. Even side will mean parking on the even numbered side & odd side will mean parking on the odd side. The sides will alternate on a weekly basis.
2. At no time are there to be cars parked on both sides of the street creating a bottle neck.
3. Commercial vehicles that are not actively being used to perform services or deliver goods are prohibited from parking on the roadways. Commercial vehicles found to be in violation of these rules are subject to immediate tow.
4. No vehicle shall prohibit/ restrict/ block a resident's ability to access their driveway.
5. No parked vehicle shall impede emergency vehicles in maneuvering the roadways. The emergency vehicles must be able to reach every unit without obstruction.

Any unauthorized towing from any towing company not officially sanctioned and/or authorized by the Master Board or its agents will not be permitted onto the Association's property.

The security guard must be notified that an unauthorized tow has been called for and be provided with the name, address and phone number of the person providing permission for the unauthorized tow. The address of the vehicle's location, tag number, make and model shall also be furnished.

1. Once the towing company is granted entrance to the property and is in possession of the vehicle the towing company must deliver to the guard a copy of the signed nonconsensual form as stated by Florida Statutes.
2. The form must be signed and dated by the person authorizing the nonconsensual tow.
3. Failure of the towing company to provide the required form to the guard will result in that towing company to be denied entrance in the future.
4. The form will be kept on file for future reference.

All nonconsensual towing must abide by Florida Statute 715.07 and Palm Beach Towing Ordinance 2005-009.

Any person that causes a nonconsensual tow is subject to the penalties outlined in Florida Statute 715. This Statute provides "When a person improperly causes a vehicle or vessel to be removed, such person shall be liable to the owner or lessee of the vehicle or vessel for the cost of removal, transportation, and storage; any damages resulting from the removal, transportation, or storage of the vehicle or vessel; attorney's fees; and court costs."



COMPLIANCE SERVICES

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