

PARKING RULES

To be Adopted by the Board of Directors – 8.31.2026

Parking rules are established to preserve the aesthetics of the community, protect access to streets and sidewalks, and promote the safe movement of vehicles, pedestrians, residents, guests, vendors, and emergency services.

These rules apply to all Linda Lakes HOA private streets, common areas, overflow parking areas, sidewalks, easements, landscaped areas, gate areas, and any other property owned, maintained, controlled, or regulated by the Association.

1. Enforcement

The prior warning-sticker/window-sticker process is discontinued. Vehicles, trailers, equipment, or other obstructions parked in violation of these rules may be subject to towing at the owner's expense, where permitted by the Association's governing documents and applicable Florida law, including required tow-away signage and towing procedures. No courtesy notice, warning, sticker, or prior violation history is required before towing when these rules authorize towing and applicable legal requirements are met.

Nothing in these rules limits the Association's right to impose fines or pursue other remedies available under the governing documents and Florida law. Any fine imposed by the Association shall be handled in accordance with applicable statutory notice and hearing requirements.

Owners are responsible for parking violations committed by their residents, tenants, guests, invitees, contractors, vendors, or any vehicle associated with their lot.

Prior non-enforcement, delayed enforcement, or enforcement in one instance and not another does not constitute a waiver of these rules or limit the Association's right to enforce these rules in the future.

2. Parking in Designated Areas Only

No vehicle, trailer, equipment, or obstruction may be parked on grass, landscaped areas, sidewalks, HOA common property, the easement or right-of-way area between the sidewalk and the street, or any area not clearly designated for parking.

Vehicles must be parked wholly within a driveway, marked parking stall, or other clearly designated parking area. Parking is prohibited in any manner that obstructs sidewalks, streets, driveways, intersections, mailboxes, gates, sight lines, stormwater drainage, or the safe flow of traffic. Vehicles parked in a driveway may not block the sidewalk.

3. Overnight Street Parking Prohibited

Except for one overnight period in a designated overflow parking area as expressly allowed under Rule 7, overnight street parking on Linda Lakes HOA private streets is prohibited.

For purposes of this rule, overnight street parking means any vehicle, trailer, equipment, or obstruction parked or standing on a street at any time between 12:01 a.m. and 6:00 a.m. on the same calendar day.

Any vehicle, trailer, equipment, or obstruction parked on the street during this period is subject to towing at the owner's expense without additional warning, sticker, or notice, subject to applicable Florida law and required tow-away signage.

This rule applies to all vehicles and items, including but not limited to passenger vehicles, commercial vehicles, construction trailers, dump trailers, utility trailers, trailers of any kind, boats, RVs, equipment, materials, or any other obstruction that may create a hazard or interfere with safe navigation through the community.

4. Temporary Parking of RVs, Boats, Trailers, and Similar Vehicles

Temporary parking of motor homes, RVs, boats, and trailers is allowed in the owner's driveway for one night prior to use and one night following use for loading, unloading, preparation, and cleaning.

The owner must provide written notice to the Management Company before parking overnight in the driveway under this rule. This notice is for recordkeeping and does not authorize parking on streets, sidewalks, common areas, grass, landscaped areas, or overflow parking areas. Any additional time or any location other than the owner's driveway requires prior written approval from the HOA Board in accordance with Rule 8.

5. Temporary Street Parking

Temporary street parking, when permitted, must be in the direction of traffic flow, must be more than 30 feet from any intersection, and must not block or interfere with any neighbor's use of a driveway, mailbox, sidewalk, gate, or other access point.

Temporary street parking does not authorize overnight street parking under Rule 3. A vehicle parked temporarily on the street must be removed before 12:01 a.m. unless the vehicle is parked in a designated overflow parking area and qualifies under Rule 7.

6. Gate, Median, Intersection, and Safety Restrictions

No parking is permitted within 50 feet of the gate exit or in the middle median of the gate exit. Lots 121 and 122 will have limited parking between their homes due to the gate sensor.

Any vehicle, trailer, equipment, or obstruction blocking an intersection, obstructing safe traffic movement, interfering with gate operation, blocking sight lines, blocking emergency access, or creating a traffic or safety hazard is subject to immediate towing regardless of the time of day.

7. Overflow Parking Areas

Temporary overflow parking is permitted only in the following designated overflow areas:

- Dog park parking spaces
- Joanne Lake Drive

Parking at the dog park is limited to one vehicle per marked parking stall, except that motorcycles may park at a maximum of two motorcycles per parking stall, provided they remain fully within the stall and do not obstruct adjacent spaces, drive aisles, sidewalks, or access points.

Joanne Lake Drive means the unpaved side street off Lewis Lake Lane designated by the Association as an overflow parking area. Parking on Joanne Lake Drive must remain within the area designated by the Association and may not block passage, emergency access, driveways, sidewalks, drainage, or any other access point.

Overflow parking in the designated overflow areas is permitted for one overnight period without prior written approval from the HOA Board. For purposes of this rule, one overnight period means one continuous temporary parking period that includes any time between 12:01 a.m. and 6:00 a.m. on the same calendar day and does not exceed 12 total hours.

The one-night overflow allowance applies only to operable passenger vehicles and motorcycles parked safely within the designated overflow areas. It does not authorize trailers, construction trailers, dump trailers, utility trailers, boats, RVs, equipment, materials, abandoned vehicles, inoperable vehicles, commercial vehicle storage, parking outside designated areas, or any condition that creates a safety concern, blocks access, obstructs traffic, interferes with common-area use, or interferes with safe navigation through the community.

The one-night overflow allowance is intended for occasional temporary use only. Unless approved in writing by the HOA Board, no vehicle, owner, resident, tenant, guest, invitee, contractor, vendor, or lot may use overflow parking for consecutive overnight periods, recurring overnight parking, routine parking, storage, or permanent parking. Moving a vehicle temporarily, changing spaces, alternating vehicles, or relocating between overflow areas does not reset or extend the one-night allowance.

Any overflow parking beyond one overnight period requires prior written approval from the HOA Board in accordance with Rule 8. Approval is not automatic and may be granted, denied, limited, conditioned, or revoked in the HOA Board's reasonable discretion.

These rules do not apply to emergency vehicles, law enforcement, fire/rescue, utility vehicles, or service vehicles while actively responding to an emergency or performing authorized service work.

8. Written Parking Requests

Any written parking request submitted to the Management Company must include:

- Vehicle identification, including make, model, color, and license plate number;
- The purpose or need for the temporary parking request;
- The requested parking location;
- The requested start date/time and end date/time;
- The owner's name, address, phone number, and email address; and

- Any other information reasonably requested by the Management Company or HOA Board to evaluate the request.

Written parking requests must be submitted at least 72 hours in advance. Approval is not automatic. All parking requests are subject to the HOA Board's reasonable discretion and may be approved, denied, limited, conditioned, or revoked at any time based on safety, access, community operations, prior violations, available space, duration, location, vehicle type, or other Association concerns.

The Management Company may receive and process parking requests, but it does not have authority to approve exceptions unless expressly authorized in writing by the HOA Board.

Approval must be in writing. Verbal statements, informal conversations, text messages, prior approvals, prior non-enforcement, or temporary permission in one instance do not constitute approval, waiver, or a continuing right to park in violation of these rules.

Approval of a temporary parking request does not waive the Association's right to enforce these rules, tow vehicles, impose fines, or require removal of any vehicle, trailer, equipment, or obstruction that creates a safety issue or violates the governing documents.

9. Severability

If any provision of these rules is determined by a court, governmental authority, or other body of competent jurisdiction to be invalid, unlawful, unenforceable, or inconsistent with the Association's governing documents or applicable law, that determination shall not affect the validity or enforceability of the remaining provisions. The remaining provisions shall continue in full force and effect to the maximum extent permitted by law, and the invalid or unenforceable provision shall be interpreted, modified, or severed only to the extent necessary to make these rules valid and enforceable.