

CARILLON BEACH ASSOCIATION
PARKING POLICY / RULES AND REGULATIONS

The Declaration of Covenants, Conditions, Easements and Restriction for Carillon Beach (“the Declaration”), Article 11, Section 11.6 provides the Board of Directors with the authority to make and amend reasonable rules and regulations concerning parking within Carillon Beach. The Board of Directors has determined that rules and regulations concerning parking are necessary to ensure the safe and orderly parking of vehicles within Carillon Beach. The following rules and regulations shall govern all parking in Carillon Beach until such time as they are amended or repealed:

I. Parking Passes

With the exception of those accessing the gate pursuant to the public easement, no vehicle may pass through the gate or remain in Carillon Beach without a parking pass prominently displayed.

Categories of Passes:

- (a) **Owners:** Owners shall be issued permanent parking passes for their vehicles.
- (b) **Tenants:** Tenants shall be issued temporary parking passes, which shall be valid for the duration of their stay.
- (c) **Guests:** Guests shall be issued a temporary parking pass, which shall be valid for the day it is issued.
- (d) **Commercial:** Commercial vehicles providing services to a Lot or the Commons shall be issued a temporary parking pass, which is valid for the day it is issued.
- (e) **Golf Carts:** Homeowners that own a golf cart must register with the HOA office, and have a Carillon Golf Cart Permit permanently affixed to golf cart.

II. Restricted Vehicles & Equipment

The following vehicles may not be parked on or enter upon the Carillon Beach community property and shall not be issued a parking pass:

- a) Buses
- b) Large Passenger Vans
- c) Boats/Boat Trailers
- d) ATV's/ Four Wheelers
- e) Recreational vehicles [RVs]
- f) Utility/Vehicle Trailers
- g) Inoperable Vehicles

III. **Jet Skis**

Storage of Jet Skis shall be allowed, but shall be limited to storage in an enclosed garage.

IV. **Prohibited Actions.**

- a) **Repairs:** Major repairs or maintenance to vehicles, painting of vehicles, or the drainage of automobile fluids is not permitted within Carillon Beach, except for minor repairs or maintenance, such as repairing a flat tire or re-charging of a dead battery.
- b) **Dumping of Materials:** The dumping, disposal or leakage of oil, grease, or any other chemical residual substance or particles is prohibited.

V. **Parking Restrictions**

HOA Gravel Parking

- i. **Standard Lots:** The gravel area in front of and to the side of a Lot may be used only by that Lot owner their tenant, or their guest for the parking of **one** golf cart or, when there is no space in the driveway, **one** vehicle.
- ii. **Corner Lots:** The gravel area in front of or to the side of a corner lot may be used only by that the Lot owner, their tenant, or their guest for the parking of **one** golf cart or **one** vehicle.
- iii. **Summary:** Maximum of **one** Vehicle or Golf Cart in the gravel area to be parked at any time in front of (or in the case of a corner lot on the side of) a home, in the HOA Gravel.
- iv. **NO Golf Cart Charging** of a cart that is parked on any HOA Gravel area. Charging must take place in the driveway or garage of a home it is identified with.
- v. **Golf Cart Parking** can only be in the driveway of, or in front of, a home it is identified with or temporarily at an approved Golf Cart Parking Area. No Golf Cart Parking at any Walkover nor in front of, or on the side of, any home in the community that the cart is not associated with.

Construction/Contractor Parking

- i. Parking shall be limited to the area in front of the home being worked on and NOT on the road, in the gravel areas adjacent to another Lot with a residence thereon, or any portion of the Commons, or in a way that obstructs any sidewalk or driveway.
- ii. In the event there is insufficient space to park in accordance with the requirements set forth above, the contractor(s) shall make arrangements to park off site.
- iii. No overnight parking of any construction vehicle or trailer shall be allowed on the Commons, including, but not limited to, the gravel parking pads.

Common Area Parking

- i. Parking overnight shall not be allowed in Carillon Beach Association common areas including, but not limited to the Village Green, Mail Station, amenity areas (pools, walkovers, Bell Tower circle, etc.) and park areas.

VI. General

- a) Vehicles shall not be parked in fire lanes, impede the normal flow of traffic, block any sidewalk, extend into the street, or prevent ingress and egress of any other vehicle to adjacent parking spaces or the street.
- b) Vehicles including, but not limited to golf carts/LSV's may only be operated by a person holding a valid driver's license or permit.
- c) No one except disabled persons displaying a valid disabled license plate or permit may park any vehicle in spaces designated as disabled parking. Violators will be towed.
- d) All owners are responsible for ensuring that their family members, employees, visitors, guests, tenants and agents observe and comply with all Association rules and regulations.

VII. Enforcement

- a) **Vehicle Removal:** The Association shall have the authority to have any vehicle not in compliance with the provisions of this policy removed from Carillon Beach. All costs and risks of towing and impoundment shall be the sole responsibility of the vehicle's owner.
- b) **Violation Subject to Immediate Action.** Any vehicle (a) parked in a designated fire lane, (b) sidewalk, (c) impeding access to sidewalk ramps, (d) extending into street, and/or (d) constituting a safety hazard, shall be subject to immediate removal.
- c) **Citation Notices.** In the case of all other infractions which are not subject to immediate action, the Association shall post a citation notice on any vehicle not in compliance with the rules and regulations of the Association or may provide electronic notice of any violation to the Owner of the vehicle. No other form of notice is required, but if a parking pass is visible as required, an attempt will be made to contact the owner by phone, as well. If the owner of the vehicle does not bring the vehicle into compliance within 8 hours of the time of the notice, the vehicle will be subject to removal by towing.

* The Association reserves the right to exercise all other powers and remedies provided by the Association's governing documents or the laws of Florida and Bay County, including but not limited to fines for violations. The Association may issue a fine for any violation regardless of whether a violation is corrected prior to vehicle removal and regardless of whether the vehicle is actually removed.

VIII. **Liability**

The Association assumes no responsibility for and disclaims responsibility for any damage to any vehicle parked or operated in Carillon Beach. Owners, tenants, guests, and other visitors are responsible for the safety of their own vehicles and golf carts. Vehicles should be locked when not in use.

Owners shall be held liable for any damage done to the Commons by their operation of a vehicle or golf cart within Carillon Beach, as well as the operation of a vehicle or golf cart by any family members, tenant, guest, visitor, or other person entering the property at their request or upon their invitation.

Approved and Effective this 13th day of August, 2022.