
Overnight Parking Resolution

Water Oak Homeowners Association of Manatee, Inc.

* Whereas, Article IV Section 4.1 and Article V of the Water Oak Homeowners Association of Manatee County Inc. (WOHA) Covenants, Conditions, and Restrictions gives the Board of Directors (BOD) the powers and duties necessary to conduct the affairs of the Association and to make such rules and regulations as the Directors deem in the best interests of the Association; and

* Whereas, This resolution is reasonable, consistent with the Declaration, Bylaws, and State Statutes, and does not exceed the authority given to the board.

For the health, safety, welfare, and comfort and convenience of all residents, the Board wishes to establish rules enforcement policies and procedures so that it may fairly and consistently enforce the governing documents.

The Board of Directors (BOD) has become aware of an increase in illegal overnight parking. Therefore, the BOD has revised the policy on parking in an attempt to resolve this safety issue. The revised policy is as follows:

NOW, THEREFORE BE IT RESOLVED, that the following rules enforcement policies are adopted by the Board effective NOV. 19, 2019 and that notice of their adoption shall be given to the membership within 15 days of the above date.

(1) In accordance with Article IV Use Restrictions (Parking) as adopted October 14, 2005: Vehicles shall be parked only in the garages or in the driveways serving the units. No overnight (12:00 A.M. to 6:00 A.M.), on street parking or parking on lawns shall be permitted. This includes parking in a manner that blocks the sidewalk or the extend sidewalk area on a driveway as well as the grassy swells along the street. Blocking of driveways and mailboxes is prohibited. Parking opposite of another car on the street is prohibited, as this would impede emergency vehicles and other traffic; and,

(2) In accordance with Article IV Use Restrictions (Vehicles - Prohibited Vehicles) as adopted October 14, 2005: Commercial vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers, campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in enclosed garages or side or rear yards if fully hidden by an approved privacy fence. Stored vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on any Unit except within enclosed garages. The Board of Directors may tow any vehicles (at the owner's expense) which are parked in violation of this Section 5.1(v) or which are in violation of Section 5.1(s) due to the type of vehicle; and,

* As approved on January 1, 2019: Any resident/owner requesting an exception to the overnight parking policy will be required to obtain an Overnight Parking Permit (OPP) in advance of the date needed. (24-hour minimum).

* Permits will be NOT be issued for Prohibited Vehicles as outlined in (2) above to park on the street. However, a Permit may be issued at the discretion of the BOD for those Prohibited Vehicles to park in the Unit owner's driveway for one night only.

An OPP may only be obtained from the WOHA President, Vice President or, in their absence, a Board member.

The Permit MUST be displayed on the inside of the driver's window and visible from the exterior of the vehicle. Folding instructions are printed on each Permit to form a pocket to hang on the window. The

Permit must be displayed at all times the vehicle is parked on the street overnight. Each vehicle will require an individual Permit.

A log of all Exception Requests will be maintained to assure no abuse of Exception Requests. Abuse will be determined by the BOD, and future Permits may be withheld at the discretion of the BOD.

*** Compliance / Fines**

Each member and the member's tenants, guests and invitees are governed by and shall comply with this resolution. Failure to comply will result in penalties outlined in ARTICLE 3 - 9 of the Declaration, Articles and these Bylaws, and the rules of the Association. Fines, not to exceed One Hundred Dollars (\$100) per violation, shall be levied against a member or any tenant, guest or invitee, but in no event shall such fine exceed One Thousand Dollars (\$1,000) in the aggregate. Such fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. Such fine or suspension shall be as provided for and governed by FSS Section 720.305(2).

Exceptions to the Overnight Parking Policy:

- Any County owned and properly identified law enforcement or emergency vehicle. (No Permit Required)
- Resident's vehicles that can not be parked on their driveway during or after approved driveway repairs or painting. (Permit Required: 3-day maximum)
- Vehicles of overnight visitors (Not the resident's vehicle) that are unable to park in resident's driveway. (Permit Required: 7-day maximum).

Approved By:



President



Secretary