



NORTH SHORE AT LAKE HART HOMEOWNERS ASSOCIATION, INC.

PARKING & VEHICLE POLICY

TO HELP ENSURE THE SAFETY OF RESIDENTS, IN PARTICULARLY CHILDREN WHO OFTEN PLAY IN DRIVEWAYS, ON SIDEWALKS AND IN THE STREET, AND TO FACILITATE UNHINDERED ACCESS OF EMERGENCY VEHICLES (FIRE TRUCKS, AMBULANCES AND LAW ENFORCEMENT), COUNTY GARBAGE AND RECYCLE TRUCKS, VENDORS, DELIVERY VEHICLES (FEDEX & UPS) AND USPS VEHICLES AS WELL AS TO ENHANCE THE OVERALL APPEARANCE AND VALUE OF OUR COMMUNITY, THE BOARD OF DIRECTORS OF THE NORTH SHORE AT LAKE HART HOA HAS ADOPTED THE FOLLOWING PARKING AND VEHICLE POLICIES.

AS A REMINDER, HOMEOWNER'S ARE RESPONSIBLE FOR THEIR GUESTS AND VENDORS THEY HAVE AUTHORIZED TO BE IN THE COMMUNITY AS WELL AS THEIR TENANTS AND THEIR GUESTS AND VENDORS.

PLEASE CONTACT THE OFFICE TO PICK UP "TEMPORARY GUEST PARKING PASSES" IF THERE ARE SPECIAL CIRCUMSTANCES THAT WILL RESULT IN EXTRA VEHICLES AT YOUR HOUSE SUCH AS BIRTHDAY AND ANNIVERSARY PARTIES, GRADUATION PARTIES, ILLNESS OR A DEATH IN THE FAMILY.

Parking on two-way streets will be limited to one side of the street per the following schedule: January, March, May, July, September & November (Odd Months) – On the side with addresses ending in an odd number; February, April, June, August, October & December (Even Months) – On the side with addresses ending in an even number

I. ON STREET PARKING THAT WILL RESULT IN TOWING:

- a. **VEHICLES PARKED ON THE WRONG SIDE OF THE STREET WILL BE TOWED.** To allow residents and guests the opportunity to move their vehicles at the end of the month vehicles will not be towed from 8:00 p.m. on the last day of the month until 8:00 a.m. on the next day unless parking directly across the street from a legally parked vehicle which results in blocking the street.
- b. Parking in front of or within 15 feet on either side of a fire hydrant which is a violation of the Orange County Uniform Traffic Code

II. PARKING THAT WILL RESULT IN A \$100 FINE TO THE HOMEOWNER:

- a. Parking on any part of the sidewalk running across a driveway
- b. Parking on any portion of the driveway apron between the sidewalk and street
- c. Parking on a homeowner's property with any part of the vehicle on grass

III. PARKING THAT WILL RESULT IN TOWING (for a vehicle without a NSLH Parking Decal on the windshield or a NSLH Temporary Guest Parking Pass on the dashboard) OR A \$100 FINE TO THE HOMEOWNER (for a vehicle with a NSLH Parking Decal on the windshield or a NSLH Temporary Guest Parking Pass on the dashboard):

- a. Parking in front of or within 8 feet on either side of a mailbox Monday – Saturday from 8:00 a.m. to 6:00 p.m.
- b. Parking in front of or within 4 feet on either side of a driveway

- c. Parking within 30 feet on either side of the street approaching a Stop Sign
- d. Parking on or within 20 feet on either side of a crosswalk
- e. Parking between the entry or exit gate and North Shore Golf Club Boulevard or Kirby Smith Road
- f. Parking on the street with any part of the vehicle on grass
- g. Vehicle facing the wrong direction but parked on the proper side of the street which is a violation of the Orange County Uniform Traffic Code
- h. Parking along any curb painted yellow and any other designated No Parking areas which are violations of the Orange County Uniform Traffic Code

IV. SPECIAL SITUATIONS - PARKING THAT WILL RESULT IN TOWING:

- a. Parking on the one-way sections of street on either side of the median in the middle of the neighborhood on Hart Branch Circle. There is no parking against the curb of the median or against the curbs in front of homes (in this single lane one-way traffic area). Note that there are No Parking signs identifying this stretch of road and the curbs on either side of the street at both ends of the median are plainly marked with yellow paint.
- b. Parking with left wheels (driver side wheels) to the curb against the island or parking against the curb in front of any home at the island at the South end of Hart Branch Circle. Parking is only allowed with the right wheels (passenger side wheels) against the curb of the island.
- c. Parking along the curb against the island or parking with left wheels (driver side wheels) to the curb in front of any home on Old Cypress Court and Old Marsh Court. Parking is only allowed with right wheels (passenger side wheels) against the curb in front of homes.
- d. Parking with right wheels (passenger side wheels) to the curb against the island or parking against the curb in front of any home at the island on Osprey Landing Drive. Parking is only allowed with left wheels (driver side wheels) against the curb of the island.
- e. Parking at the Clubhouse parking lot (except in parking spaces marked for visitors) or the Dock parking lot without a North Shore at Lake Hart decal.

V. VEHICLES PARKED ON THE STREET THAT WILL RESULT IN TOWING (except during the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday):

- a. Motor Homes, campers, RV's and any kind of trailer without a 24-hour pass issued by the HOA Office
- b. Boats & other watercraft, ATV's & off-road motorcycles without a 24-hour pass issued by the HOA Office
- c. Freight or delivery vehicles, step vans, panel vans, etc.
- d. Vehicles being repaired or not operable
- e. Vehicles with any type of advertising
- f. Vehicles whose height prohibits parking in the garage except for passenger vehicle pick-up trucks with modestly raised bodies (not more than 8 inches)
- g. Vehicles with ladder racks, ladders or similar structures
- h. Vehicles with a utility bed, fender tool boxes or visible equipment or tanks or trash in the bed

- i. Vehicles without a license plate or without a current registration sticker on the license plate
- j. Any vehicle defined by the State of Florida as a commercial vehicle

VI. VEHICLES PARKED IN THE DRIVEWAY OR IN THE GARAGE WITH THE GARAGE DOOR OPEN THAT WILL RESULT IN A \$100 FINE TO THE HOMEOWNER (except during the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday):

- a. Motor Homes, campers, RV's and any kind of trailer without a 24-hour pass issued by the HOA Office
- b. Boats & other watercraft, ATV's & off-road motorcycles without a 24-hour pass issued by the HOA Office
- c. Freight or delivery vehicles, step vans, panel vans, etc.
- d. Vehicles being repaired or not operable
- e. Vehicles with any type of advertising
- f. Vehicles whose height prohibits parking in the garage except for passenger vehicle pick-up trucks with modestly raised bodies (not more than 8 inches)
- g. Vehicles with ladder racks, ladders or similar structures
- h. Vehicles with a utility bed, fender tool boxes or visible equipment or tanks or trash in the bed
- i. Vehicles without a license plate or without a current registration sticker on the license plate
- j. Any vehicle defined by the State of Florida as a commercial vehicle

PARKING AND VEHICLE POLICIES AS OF 8/27/19