

TRI-PAR ESTATES PARK AND RECREATION DISTRICT POLICY AND PROCEDURE MANUAL

ITEM 5.10 PARKING POLICY

A. Per Deed Restriction Paragraph 6:

1. "No boat, boat trailer, utility trailer, travel trailer, camper, business or commercial vehicle, or any similar property shall be stored or parked in Tri-Par Estates without prior written approval of the Board of Trustees."
2. "No vehicle shall be parked on grassed areas in Tri-Par Estates."
3. "No derelict vehicles or trash of any description shall be kept or permitted adjacent to or upon any lot, block or parcel."

B. Recreational Vehicles:

1. May be parked at home site only for active loading and unloading.
2. Overnight parking at site is limited to one night only when necessary due to late arrival or early departure.
3. Living or sleeping in an R.V. or trailer is strictly prohibited at home site and parking lots. This is both Tri-Par policy, and Sarasota County law.

C. PARKING LOT PERMITS:

All vehicles parked overnight must have permits, secured from Tri-Par office, and displayed on the dashboard of vehicles, or visibly on trailers.

1. Travel trailers, RV campers, and boat or utility trailers:

- a. Permit will be for maximum of 7 days. An extension may be granted by the Board Chair via a written request stating a valid reason for requesting extension.
- b. May be parked in south lot only.

2. Vehicles licensed "commercial!:"

- a. Permit will be for only one night, or a weekend.
- b. May not park during time of disaster or emergency.
- c. May be parked in south lot only.

3. Passenger cars or pickup trucks of residents or visitors:

- a. Permit will be for a maximum of three days, may be renewed if circumstances justify.
- b. May be parked in either north or south lots.
- c. A vehicle parked in lots for three days without an in-force permit will be towed at the owner's expense after a 3-day written warning notice posted on the offending vehicle.

4. Passenger cars of tour participants:

- a. Tours leaving at times office is not open should register vehicles in advance. Otherwise tour leader shall leave list in mail slot with name of group, length of stay, and giving names of owners and license numbers of all vehicles.
- b. Parking is limited to 7 days, unless otherwise arranged in advance.
- c. Must use east end center lanes of south lot only.

SECTION 5: POLICY AND PROCEDURE

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5. New Mobile Home to replace an existing home:

- a. Permit must be arranged in advance specifying time allowed and location to be used.

D. ON-STREET PARKING:

1. Every home in Tri-Par is required by deed restrictions to have a carport. It is expected that residents will park their vehicles in their carports and driveways.
2. On-street parking at the curb should only be used for temporary short term purposes, as open streets are more attractive, and allow unimpeded access for emergency vehicles, mail delivery, trash collection vehicles, etc.

E. GENERAL RULES:

1. The south lot shall be posted with signs at entrance and exit and inside the parking area as a private parking area, with permits required for parking.
2. Vehicles without proper permit may be towed at the owner's expense, after a 3-day written WARNING notice has been posted on the offending vehicle.
3. If office is closed, leave note on vehicle with owner's name, phone number and date. Secure a permit on the first day office is open.
4. Our parking lots are not to be used to alleviate crowding in resident's driveways, except temporarily with permits as listed above.

F. STORM FLOODING:

1. Due to flooding problems in the vehicle storage lot, it may at times be necessary to move vehicles to higher ground. The Trustee Chair may grant authorization for temporary parking in the north and south lots.
2. When a disaster, such as a hurricane or flood is imminent, cars of residents in danger areas may be moved to the north parking lot for the duration of the storm. Owner's name, address, and phone number should be left visible on dashboard.

Adopted by Trustees – 10/20/2015