Stoneybrook at Venice Community Association, Inc Towing and Parking Enforcement Policy

Effective Date: 10/21/2026

1. Purpose and Authority

This Policy establishes uniform, reasonable parking enforcement on Association-owned or Association-controlled private property. It is intended to protect access, safety, fire lanes, resident parking, property appearance, and the rights of owners, tenants, guests, invitees, and emergency personnel. Enforcement is authorized only to the extent permitted by the governing documents, Florida law, and applicable county or municipal requirements.

2. Parking Violations

A vehicle may be subject to enforcement when it is parked in violation of the governing documents or duly adopted rules, including: blocking a fire lane, hydrant, driveway, mailbox, gate, travel lane, or emergency access; occupying an accessible space without lawful authorization; parking on landscaping or outside a marked space; using a reserved space without permission; parking where signs prohibit parking; exceeding parking limits; appearing abandoned or inoperable as defined by the governing documents or applicable law; or otherwise creating an immediate safety or access hazard. Commercial vehicles, recreational vehicles, trailers, boats, and similar vehicles may be restricted only as authorized by the governing documents and law.

3. Warning and Towing Process

1. **Routine violations:** First Violation: The Association will issue a ticket/sticker warning identifying the vehicle, location, violation, and date and time. A violation will be sent to the address on file with the Management company. Second Violation: The vehicle will be towed at the owner's expense. Violations apply to the household, not to individual vehicles each time. If the same violation occurs within six (6) months, it is considered a second (2^{nd}) offense.
2. **Immediate towing:** A vehicle may be towed without a prior individual warning when permitted by law and the governing documents, including when it blocks emergency access, a fire lane, another vehicle, a gate, or a travel lane; occupies an accessible space unlawfully; presents a material safety hazard; or is parked after clear posted notice in a tow-away area.

3. **Authorization:** Only select individuals, President, CAM, security company patrol, may authorize a tow. The towing company may not independently patrol or select vehicles for towing unless expressly permitted by law and a written contract approved by counsel.
4. **Verification:** Before authorization, the designated representative will verify the violation, applicable sign, location, license plate, vehicle description, and any permit or approved exception.
5. **Documentation:** Time-stamped photographs and an enforcement record will be retained.

5. Exceptions and Accommodations

Temporary written exceptions may be granted for moving, construction, medical needs, approved events, or other documented circumstances. Requests for disability-related parking accommodations will be handled through an individualized, confidential process consistent with applicable fair-housing requirements. An exception does not permit obstruction of emergency access or violation of law.

6. Administration and Adoption

Management will maintain current towing-company contact information. If this Policy conflicts with controlling law or the recorded governing documents, the controlling authority governs and the remaining provisions continue in effect.

Adopted by the Board of Directors on: October 21, 2026
Association: Stoneybrook at Venice Community Association, Inc.
Authorized signature: Leanne Belanuk
Title: President - HOA 10.21.26