

Parking Rules & Regulations

Current as of: 11/04/2024

For more information, contact: Security@thespringsathighrock.org

Introduction

Our community continues to rapidly grow with new home construction and properties sold. Parking throughout the community is limited. These facts make managing the SHR parking areas more important and increases the need for reasonable rules and procedures to ensure that we keep the neighborhood orderly, safe and in top condition.

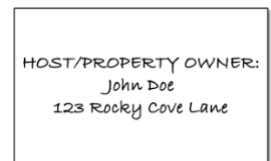
This document summarizes these rules and procedures and provides for corrective action when necessary.

Definitions

Decal – Permanent identification for Property Owners’ vehicles, and managed by the Security Committee. Property Owners apply for decals via an inquiry to the [Security Committee](#).



Parking Pass – Temporary identification, created by the host Property Owner, for their Guest’s vehicle to be at least 8.5” x 5.5” in size, displayed visibly and legibly from the outside of the vehicle on the driver side dashboard and with the Property Owner’s name and SHR address.



Right of Way – Consists of the neighborhood roads as well as the common areas, road shoulders or green ways along these roads.

Common Greenway (Road Shoulder) – This area is the unpaved area extending from the asphalt portion of the roadway to the property line of individual lots.

Parking – Defined as leaving a vehicle stopped and unattended.

Night-time Hours – 30 minutes after sunset to 30 minutes before sunrise.

Abandoned Vehicle – Any vehicle continuously parked 48 hours or more in the right of way or community parking areas without authorization, or any inoperable vehicle or vehicle in a state of disrepair parked in the right of way or community parking areas.

Rules

1. Property Owners should make every effort to leave unattended vehicles in their respective driveways and not park vehicles or trailers on the common greenway when space is available and reasonably accessible on their property.

2. Common Greenway (Road Shoulder) Parking

The greenway (road shoulder) is not intended to be an auxiliary parking area and should only be used by construction vehicles, Property Owners, their guests, and their service personnel (contractors) under the following conditions:

- a. Vehicles are allowed to park on our road shoulders during day work hours provided there is no place on the build site or driveways to reasonably park these vehicles. In the case of new construction, every reasonable attempt should be made to provide space for vehicle parking on the build site. The vehicles parked along the road should be off the road as much as possible to minimize interference with traffic, while also minding the conditions of the road shoulders when the ground is soft. If a lane of traffic is blocked, partially blocked, or otherwise presents a hazard, safety cones or the like will be placed so that they are visible to traffic at least 25 yards from the parked vehicle in both directions. Also, it is important to ensure there is a 12-foot clearance for large trucks like our fire trucks to pass unencumbered.
- b. Property Owners, their guests, and service personnel are allowed to park on our road shoulders under the following conditions:
 - i. When, due to a special event, there is insufficient parking space on their driveways.
 - ii. During times in which construction or property maintenance prevents use of the driveways or no driveway exists.
 - iii. When inclement weather or the forecast of such prevents/will prevent safe egress to and from the road.

3. Parking in common areas, including the various neighborhood parking lots, during night-time hours is not permitted unless authorized by an HOA Board or Architecture Review Committee member, and if authorized, reflective hazard signs must be placed to indicate any obstruction. These vehicles or equipment should be removed immediately after the need expires.
 4. Parking in the common areas and the various neighborhood parking lots is provided for Property Owners with valid decals on their vehicles, and/or Property Owners' guests with a valid, visible and legible valid parking pass.
 5. Parking in the common areas and the neighborhood parking lots must follow the rules posted at these parking areas, particularly at the boat ramp area.
 6. Vehicles parked at the Tranquility Lakes parking lot are subject to towing in case of a fire if necessary to allow access to the water supply by the fire department.
 7. Abandoned vehicles are subject to towing or impoundment after reasonable remedies are not forthcoming.
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Enforcement

Severe or repeated violations of these parking rules can result in a fine as listed in the "[Neighborhood Appearance Schedule of Penalties](#)," loss of amenity privileges, or in extreme circumstances the towing of the vehicle in violation.

In the case of a violation by contractors, guests, or vendors, the Property Owner will be contacted about the violation, not the contractor, guests, or vendors, unless there is an imminent danger involved which would dictate immediate action.

Courtesy and respect should be practiced when dealing with a violation.

Example – Parking Pass

HOST/PROPERTY OWNER:
John Doe
123 Rocky Cove Lane