

Parking Rules

The Board of Directors of the Villas of Stockbridge Homeowners Association, Inc. (“Association”) has determined that it is in the best interest of the community to regulate parking located on the common areas of the community. The Association has the authority, pursuant to its Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Stockbridge Planned Unit Development, Units One and Two, Seminole County, Florida (“Declaration”), and *Florida Statutes* 720.304(1), to make reasonable rules and regulations concerning the operation of the common areas, and therefore adopts rules regulating parking in the community as follow below.

There is very limited parking on the common areas of the community. Therefore, it is impossible for each Owner to simultaneously use the parking areas. Residents are strongly encouraged to use their own garages and driveways for parking for themselves and their guests and visitors, before resorting to use of the common area parking. For the efficient and equitable administration of the parking areas, the Association has divided the common area parking into three (3) classes: (1) Assigned Parking, (2) Decal Parking, and (3) Visitor Parking. Each of these parking areas will be designated by painting on the asphalt and/or signage, and each will have a decal or temporary parking pass associated with the parking area to indicate who is allowed to use each area.

Rules Common to All Common Area Parking Spaces

1. Common area parking spaces cannot be used for any single-wheeled, two-wheeled, or three-wheeled vehicles by whatever name called, including but not limited to motorcycles, scooters, mopeds, bicycles, e-bikes, trikes, slingshots, unicycles, monowheels, uniwheels, monocycles, etc. or all terrain vehicles (ATVs). These types vehicles must be parked on a driveway or inside the garage. The Association is not responsible for theft or damage to such vehicles not parked inside the garage or otherwise secured on the homeowner's lot.
2. The Association is not responsible for theft, vandalism, or damage of vehicles parked on common area parking spaces. Park at your own risk. Residents are strongly encouraged to carry comprehensive and collision endorsements on their insurance policy.
3. The Association will issue decals and temporary parking passes for common area parking. No decal/pass is required to park on the driveway or in the garage on the homeowner's lot.
4. No back-in parking permitted.
5. Commercial vehicles or other vehicles that are not registered to a Stockbridge resident, such as a work truck owned by the resident’s employer, must be parked in the driveway or garage of a lot and are not eligible for a decal or assigned parking, nor may such vehicles be parked in visitor parking.
6. Upon receipt of a completed parking decal or assignment request, the Board, Property Manager, or the Association’s designee will review the request, and determine whether

the resident qualifies for a decal/assignment and if a decal/assignment is available. Submission of a request does not guarantee that a decal will be issued or a parking space assigned. The Association will attempt to complete its review of the request within a reasonable timeframe, however, the Association does not guarantee a particular turnaround time. The Association will use its best efforts to review the request within two weeks. The Association has no obligation to send a formal denial of the request. If the Association does not deny the request, or issue the decal/assignment, within one month of application, it shall be deemed a denial of the application.

7. No parking decals or temporary parking permits will be issued on Fridays, Saturdays, or Sundays; on any state or federal holiday; or during times of inclement weather and other emergency situations (*i.e.*, hurricanes, tornadoes, etc.).
8. Issuance of a decal or temporary parking pass may be delayed due to factors outside of the Association's control, including, but not limited to, printing delays, mail delays, inclement weather and other emergency situations.
9. The Association reserves the right to suspend or modify assignment of parking spaces and enforcement of these parking rules during periods in which a state of emergency has been declared by the Governor.
10. Parking decal request, parking assignment request, and other forms are available on the Villas of Stockbridge website under the Docs & Forms tab at www.villasofstockbridge.com.
11. Failure to follow these rules may result in the parking decal/assignment being revoked, refusal to issue another decal/assignment to the same resident in the future, a fine and/or suspension of recreational facility use, and/or towing of the vehicle at the vehicle's owner's expense.

Assigned Parking

1. Owners with limited parking on their lot may be assigned a parking space on the common area. These parking spaces have been numbered. No one except the Owner assigned the parking space may park in that owner's numbered space.
2. The Association will issue a window decal to the Owner assigned a parking space, which must be affixed to the bottom right-hand side of the rear window. Decals must be placed on the vehicle to which they were issued and assigned.
3. Decals for an assigned parking space do not allow you to park in a "decal" or "visitor" parking space. Vehicles parked in a "decal" or "visitor" parking space will be towed at the vehicle owner's expense.
4. All residents seeking assignment of a parking space must provide the following:
 - a. A valid Florida driver's license showing their Stockbridge address
 - b. A copy of the vehicle's current registration showing the resident's name and Stockbridge address
 - c. If the resident seeking the decal is not on the deed and is a family member/significant other of the homeowner, the homeowner must provide a letter or email indicating that the resident resides in the home with the homeowner.

- d. Current insurance
 - e. Any tenant seeking a decal must provide a copy of their entire and current signed lease showing that the tenant resides in the community showing that they are a resident of the community. A current lease must be kept on file by the Association at all times.
5. Decals will only be valid for a single calendar year and must be renewed at least 15 days prior to their expiration.
 6. Decals must be removed from the vehicle if the vehicle is sold or destroyed. Upon replacement of the vehicle, the resident is required to reapply for a decal. Residents should reapply as soon as practicable after replacing the vehicle to avoid being towed
 7. Residents may authorize other residents to use their assigned parking space. Written authorization to allow another resident to use an assigned parking space must be completed each year, using the form available on the Villas of Stockbridge website. The “authorization to use assigned space” must be renewed and submitted before December 15th each year.
 8. Assignment of parking spaces by the Association does not create a vested right or title to the parking space and the parking space does not transfer upon sale or lease of the house.
 9. The Association may reassign or revoke assigned parking spaces at its discretion.

Decal Parking

1. The Association has marked approximately 50 spaces as “decal” spaces.
2. Parking spaces marked “decal” are available on a first-come, first served basis for bona fide residents of the Villas of Stockbridge who have applied for and received a decal.
3. The Association will issue only 50 decals per any calendar year, on a first-come, first-serve basis to qualified residents.
4. The Association will maintain a waitlist for decals after the first 50 have been issued. When a resident issued a decal no longer lives in the community or otherwise surrenders their decal, the Association will issue a decal to the next qualified resident on the waitlist.
5. Residents may only apply for one (1) decal per Stockbridge address.
6. Decals for a decal space do not allow you to park in a numbered “assigned” parking space. Vehicles parked in an assigned parking space without a proper decal will be towed at the vehicle owner’s expense.
7. Decals for a decal space do not allow you to park in a “visitor” space (including the pool parking lot).
8. Decals will only be issued to those bona fide driving residents with vehicles who do not have enough space in their driveway(s), extended driveway (gravel, concrete, pavers, etc.), and assigned parking space (if the home has an assigned space), to accommodate the number of bona fide residents and registered vehicles in the home. By way of example,
 - a. A home with either a single car driveway and an assigned parking space, a double car driveway, an extended driveway (gravel, concrete, pavers, etc.), two separate single

driveways, or a driveway that has the ability to park two or more vehicles and with two bona fide driving residents with vehicles will not be eligible to receive a decal.

- b. A home with a double car driveway that has the ability to accommodate up to four vehicles in the driveway, and with four or less bona fide driving residents with vehicles, will not be eligible to receive a decal.
9. Only those residents who reside in the community may receive a decal.
10. Possession of a parking decal will not guarantee parking availability due to the limited number of parking spaces available.
11. All residents wishing to obtain a decal for their vehicle to park in the parking lot, must follow the procedures listed herein.
12. All residents seeking a decal must provide the following for the vehicle they want a decal for:
 - a. A valid Florida driver's license showing their Stockbridge address
 - b. A copy of the vehicle's current registration showing the resident's name and Stockbridge address
 - c. If the resident seeking the decal is not on the deed and is a family member or significant other of the homeowner, the homeowner must provide a letter or email indicating that the resident resides in the home with the homeowner.
 - d. Current insurance.
 - e. Any tenant seeking a decal must provide a copy of their entire and current signed lease showing that the tenant resides in the community.
13. Decals will only be valid for a single calendar year and must be renewed at least 15 days prior to their expiration.
14. Decals must be affixed to and displayed in the bottom right hand corner of the rear window of the vehicle. Back-in parking is not permitted.
15. Decals must be placed on the vehicle to which they were issued and assigned.
16. Decals are non-transferrable to other vehicles or residents. Qualified new residents (owners or tenants) must apply for a decal, if any are available, and will be placed on the waitlist in the order in which they applied.
17. Decals must be removed from the vehicle if the vehicle is sold or destroyed. Upon replacement of the vehicle, the resident is required to reapply for a decal, and, if the resident still qualifies for a decal space, then the resident will be issued a decal, without being placed on the waitlist and without a resident on the waitlist taking priority. Residents should reapply as soon as practicable after replacing the vehicle to avoid being towed.
18. Residents with a decal MAY NOT park in an assigned parking spot or a spot marked visitor. Violators will be towed at the vehicle owner's expense.
19. Completion of the parking decal request form does not automatically guarantee that a decal will be issued to you.

Visitor Parking and Temporary Parking Permits

1. The Association has marked several spaces as "visitor" spaces.
2. Guests and visitors who visit for less than ten (10) hours do not need a temporary parking permit. Visitors must park in the driveway of the home they are visiting or in a parking space marked "visitor." Visitors who park in assigned parking spaces or decal parking spaces will be towed at the vehicle owner's expense.
3. Please make arrangements at least 5 business days prior to the arrival of your guest staying overnight or staying ten (10) hours or more to receive a temporary parking permit.
4. Please email the Board at villasofstockbridge@gmail.com with the following information:
 - a. Complete name of your guest
 - b. The beginning and ending dates the guest will be staying with you
 - c. License plate of the guest's vehicle
 - d. The name of the state or country that issued the license plate
 - e. The year, make, and model of the vehicle
 - f. The color of the vehicle
5. Upon receipt of all of this information, the Board, Property Manager, or the Association's designee will review the request and a determination of whether a temporary parking permit will be issued. Submission of a request does not guarantee that a temporary parking permit be issued.
6. The temporary parking permit will allow the visitor to park in a visitor space for more than ten (10) hours so long as the decal is displayed on the rear view mirror of the vehicle at all times.
7. Vehicles parked in a visitor space overnight or more than 10 hours will be towed at the vehicle owner's expense unless a temporary parking permit is displayed.
8. Temporary parking permits do not allow visitors to park in a "decal" or "assigned" parking space at any time.
9. Vehicles parked in a decal space or assigned space without a proper decal will be towed at the vehicle owner's expense.
10. Temporary parking permits are valid only for the dates issued.
11. Temporary parking permits are for guests and visitors only. They are not for residents of the community or commercial vehicles.
12. Requests for a renewed temporary parking permit must be made at least 5 business days before the expiration of the temporary parking permit in order to be considered.
13. Residents are responsible for their visitors and guests. A visitor's failure to follow the rules may result in the temporary parking permit being revoked, refusal to issue another temporary parking permit to the same visitor, a fine and/or suspension of recreational facility use against the owner and/or tenant, and/or towing of the vehicle at the vehicle's owner's expense.