

Grand Isles Homeowners Association

Parking Policy (Pilot Program)



1. Purpose

This Parking Policy establishes a clear and consistent approach to parking within Grand Isles.

It reflects community feedback gathered through recent surveys and is designed to balance:

- Flexibility for residents and guests
- Safety and emergency access
- Preservation of the community's overall appearance

2. Definitions

- Street Parking: Parking of a vehicle on any roadway within the community
- Vehicle: Any automobile, truck, van, golf cart, or similar motorized or electric vehicle
- Resident: Any owner or occupant of a home within Grand Isles
- Guest: Any non-resident visitor
- Vendor: Any service provider conducting work within the community

3. Applicability

This policy applies to all vehicles operating or parked within the community, including those belonging to residents, guests, and vendors.

4. Pilot Program Structure

This policy is implemented as a 3-month pilot program, beginning on June 1.

The pilot allows the Association to:

- Observe how the program functions in real conditions
- Gather community feedback
- Make adjustments as needed

The pilot program is intended to evaluate operational effectiveness and does not constitute a permanent or guaranteed parking arrangement.

At the conclusion of the pilot, the Board will evaluate outcomes and determine next steps.

5. Street Parking Authorization

Street parking is permitted under the following conditions:

5.1 Permitted Hours

- Street parking is permitted daily from 6:00 AM to 12:00 midnight
- Vehicles may not remain parked on the street outside of permitted hours unless otherwise authorized.

5.2 Alternate-Side Parking (Monthly Rotation)

To maintain roadway access, safety, and consistency:

- Even-numbered months: vehicles must be parked on the side of the street adjacent to even-numbered homes
- Odd-numbered months: vehicles must be parked on the side adjacent to odd-numbered homes

All vehicles must comply with the designated side for the applicable month.

5.3 Shared Use of Street Parking

Street parking is a shared and non-exclusive resource and does not create a right to reserve or claim any specific parking location.

The allowance of street parking does not guarantee availability, suitability, or safety of any particular parking location.

6. Use of Driveways and Garages

Residents are expected to utilize available driveway and garage parking as the primary parking option.

Street parking is intended for:

- Guests
- Temporary or overflow needs

This requirement supports safe roadway conditions and consistent access throughout the community.

7. Guest and Vendor Parking

Guest and vendor vehicles may use street parking during permitted hours, provided all requirements of this policy are followed.

Where feasible, driveway parking should be used.

All vehicles, including golf carts, are subject to the same requirements under this policy.

8. Safety and Clearance Requirements

All existing safety and spacing requirements remain in effect and are not modified by this policy.

This includes, but is not limited to:

- No blocking of mailboxes
- No parking near fire hydrants
- No obstruction of driveways, sidewalks, utilities, or emergency access areas

Residents and vehicle operators are responsible for compliance with all applicable safety standards.

9. Driver Responsibility

All vehicle operators are responsible for parking safely and in compliance with:

- Applicable traffic laws
- Posted restrictions
- Conditions present at the time of parking

This includes golf carts and other low-speed vehicles operating within the community.

The Association does not assume responsibility for:

- Damage to vehicles
- Accidents
- Conditions arising from individual parking decisions

10. Enforcement Framework

Any violation of this policy may result in enforcement action.

This policy will be administered and enforced by the Association in a manner intended to promote consistency, fairness, and community safety.

10.1 Enforcement Process

The general enforcement process will follow a structured sequence:

1. Observation of violation
2. Courtesy notice or warning (where appropriate)
3. Formal notice of violation
4. Opportunity to correct
5. Fine and/or hearing (if required)

The Association reserves the right to bypass courtesy notices in cases involving safety concerns, obstruction, or repeated violations.

10.2 Fine Structure

Fines may be imposed in accordance with Florida law and the Association's governing documents.

- First occurrence: Courtesy notice or warning
- Second and subsequent occurrences: Fine of up to \$100 per violation

Fines shall not exceed:

- \$100 per violation
- \$1,000 in the aggregate, unless otherwise permitted by law

10.3 Hearing and Due Process

Where required, fines will be subject to:

- Advance notice
- Opportunity for a hearing before a designated committee

No fine will be imposed without compliance with applicable due process requirements.

10.4 Ongoing or Repeated Violations

Repeated or ongoing violations may result in:

- Escalating enforcement actions
- Additional fines
- Other remedies available under the Association's governing documents

11. Transition to HOA-Managed Approach

As part of this pilot, the Association will implement a more HOA-managed parking approach, reducing reliance on external code enforcement where applicable.

This allows for:

- Greater consistency
- Improved responsiveness
- A parking structure tailored to the needs of the Grand Isles community

12. Reporting and Communication

The Association will provide residents with:

- Methods for reporting parking concerns
- Designated points of contact
- Ongoing updates during the pilot

These details will be communicated prior to and during implementation.

13. Board Discretion

The Board reserves the right to interpret, apply, and modify this policy as needed during the pilot period to address operational needs or community feedback.

14. Authority

This policy is adopted by the Board of Directors of the Grand Isles Homeowners Association in accordance with the Association's governing documents and applicable Florida law.

The governing documents establish that parking within the community is subject to regulations adopted by the Association, while also emphasizing driveway and garage use. This policy reflects the Board's responsibility to implement reasonable, consistent parking standards where the documents provide general direction but not detailed operational guidance.

15. Limitation of Responsibility

The Association, its Board of Directors, and its agents shall not be liable for:

- Personal injury
- Property damage
- Loss or theft

arising from or related to the use of street parking within the community, except as required by law.

16. Severability

If any provision of this policy is determined to be invalid, the remaining provisions shall remain in full force and effect.

17. Effective Date

This policy becomes effective on June 1 and remains in effect for the duration of the pilot program unless modified by the Board.