

EKANA GREEN HOMEOWNERS ASSOCIATION PARKING POLICY

Ekana Green HOA owns and maintains our streets. The public school bus, emergency/ fire vehicles and garbage/recyclable trucks cannot navigate our narrow private streets with cars parked on both sides of the street; neither can vendors access utilities and provide ongoing maintenance with vehicles parked along the common areas on a daily basis. Unregulated parking on our streets reduces property values, impedes traffic flow and endangers the safety of children and adults in our neighborhood.

OFFICIAL PARKING POLICY -

Guest and visitor parking areas, designated by white striping, are adjacent to the common area along the **east** and **west** sides of the development.

White striped parking areas are not for the everyday or overnight parking of residents' vehicles in lieu of parking in their garages or driveways. Permanent parking of residents' vehicles in white striped areas will result in the vehicles being towed at the owner's expense. (Effective May 17, 2010)

Residents may park **short term** in the white striped area **only** while providing maintenance to their homes, i.e. mowing of lawn, pressure washing driveway, or to allow a guest/visitor to park in their driveway, and must display their name and address in the front window to avoid being towed. Such parking will be allowed only during daylight hours.

- Guests parking overnight must display the address of the residence being visited and the duration of the visit in the front window of the vehicle for identification purposes. **Any vehicle parked in the white striped parking areas after 8:00 pm without this identification will be towed.**
- There will be no parking on both sides of the street at any time.
- Parking is not allowed on lawns, sidewalks or on the grass median between the curb and sidewalk.
- Parking of commercial vehicles or vehicles with signage is prohibited unless providing services to residents within Ekana Green.
- Temporary parking passes, which allow parking in front of a resident's home when hosting special events or for special circumstances, are available from Premier Property Management or any Board member.
- Boats and other recreational vehicles may be parked in the driveway or curbside in front of owner's residence for up to six (6) hours for the purpose of loading, unloading and cleaning.
- No parking of vehicles, including vehicles bearing temporary parking passes, may take place in yellow striped areas of the street (on the north and south sides of the neighborhood).
- Blocking the sidewalks when parking in driveways is not permitted by City Ordinance. The **Oviedo Police Department** has declared that sidewalks should be clear of vehicles to allow children to walk to the school bus without being forced onto the street and for the safety of all pedestrians.

Residents are responsible for making their guests aware of the parking policy.

Towing fees will be at the owner's expense.

Recognizing that every home in this development has a double car garage and ample parking in their driveway for two vehicles, the Board feels this is a policy that is fair and equitable for all residents. This policy supersedes all previous parking policies and is agreed upon by the Board in lieu of a policy forbidding any and all on street parking in Ekana Green.

Ekana Green is a deed-restricted community managed by
Premier Property Management of Central Florida
(407) 333-7787

April 2010