

**CANOPY NEIGHBORHOOD ASSOCIATION, INC**  
**Policy Resolution 18-1**  
**Vehicle Registration and Operation, Prohibited Parking Areas,  
and Towing**

**WHEREAS**, paragraphs 10.06 and 10.07 of Canopy’s Declaration discuss prohibitions and limitations regarding the parking of recreational vehicles and other vehicles, as well as the towing authorization for vehicles in violation of these citations; and paragraph 12.14(a) defines parking violations as an “emergency” authorizing the removal of the offending vehicle without warning and at the owner’s expense; and

**WHEREAS**, the Board is desirous of establishing managerial controls and to clarify the conditions under which vehicles may be removed (towed) from Canopy.

**THEREFORE**, notwithstanding the pertinent provisions enumerated in Canopy’s governing documents, which remain unchanged, the following policy is adopted with respect to vehicular matters within Canopy.

1. All owners are required to register their motorized vehicles (hereinafter “vehicles”) with Canopy’s contractor, Envera Systems, and to properly display the sticker necessary to automatically operate the entry gate. Furthermore, repetitive guest and visitor vehicles should also be registered, but not obligated to display an entry sticker, as both a matter of convenience and emergency notification.
2. Owners are responsible for ensuring that their guests and visitors comply with the referenced citations above as well as this policy; furthermore, owners are responsible for informing Canopy’s management agent and/or a member of the Board of Directors of any unusual and temporary parking situation that may necessitate an exception to policy.
3. All vehicles using the Canopy’s roadways must be operated at a safe speed commensurate with conditions (weather and pedestrian) and the narrowness of the community’s roadways. Consistent with this, speed should not exceed 15 mph.
4. At no time shall any vehicle be operated on any portion of the Association’s non-street right-of-way (grassy strips and sidewalks).
5. Prohibited Parking.
  - a. General Prohibitions. The grassy area between the roadway and the sidewalks; any portion of a lot not designated as a parking area; the roadway leading to Canopy Circle; the frontage of the landscaped entrance feature located on the pond-side of Canopy Circle; and the unsafe constriction of vehicular traffic on Canopy Circle (by parking on both sides of the street with vehicles across from each other). A violation constitutes an “emergency” situation.
  - b. Blockage of Public Right-of-Way. The blockage of any sidewalk, including any encroachment of same, and the natural extension of sidewalks across driveways is both a

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violation of a county ordinance and Canopy's governing documents. A violation constitutes an "emergency" situation.

c. Overnight Parking on Canopy Circle. This activity is prohibited and constitutes an "emergency" situation; however, a one-time effort will be made to warn the vehicle's owner and/or the home owner to which the vehicle may be associated of this violation. A second warning is not required prior to towing.

**6. Removal (Towing) of Vehicles from Canopy.**

a. It is the intend of the Board, but not a requirement, that the towing of a vehicle within Canopy should never come as a surprise to either its owner or the owner(s) of the property to which it is registered or associated, except as provided hereafter.

b. Vehicles may be removed without warning if found to be in violation of any condition specified in paragraphs 5(a) and (b) above. These are emergency situations.

c. Vehicles may be removed that are in violation of paragraph 5(c) above after one warning or attempted warning. In the event vehicular ownership or home owner association cannot be reasonably determined, immediate removal without warning may be pursued depending on the criticality of the violation.

**7. Additional Provisions.**

a. For the purposes of this policy, "parking" on the grassy area between the roadway and the sidewalk shall mean that at least two (2) vehicle tires are completely, or nearly so, resting on the grass.

b. Home owner driveways are designed for the parking of vehicles either head-in or tail-in, other variations are prohibited and may be deemed an "emergency" situation.

c. All parking violations are classified as "emergency" in Canopy's Declaration and subject the violating vehicles to immediate removal from the community without warning and at the owner's expense, except as provided above.

d. The Association's towing contractor, per county ordinance, will post a sign at the entrance to Canopy showing the towing contractor's name and contact phone number necessary to retrieve any towed vehicles.

Approved at a Meeting of the Board of Directors on January 18, 2018.