

# Anchor Cove

TOWNHOMES ASSOCIATION, INC.

## **Parking Enforcement Policy Revised February 2022**

The Association will be enforcing its vehicle registration policy effective immediately. All residents (owners and tenants) will be issued two (2) decals per household and one (1) visitor parking pass. The decals will need to be properly displayed on your vehicle(s). A visitor pass must be displayed on ANY overnight visitor by being hung on the rear-view mirror.

Please complete the vehicle registration form in its entirety and return it to our office. Please note that ALL vehicles must be registered with the Association. Decals and visitor passes will not be issued without a completed vehicle registration form.

Residents: There are no assigned parking spaces reserved for anyone's exclusive use.

The enforcement of parking will be very closely monitored. It is important for everyone to abide by the parking regulations. It is not only a matter of courtesy but also safety. Vehicles parked along the alley ways impede emergency vehicles, garbage trucks and other residents.

- **Places You Can Park:**
  - Your garage
  - Your driveway – Any portion of your vehicle cannot impede the alley
  - Designated parking spaces in the clubhouse parking lot
  
- **Places You May Not Park:**
  - The parking spaces in front of the units which are designated as guest parking
  - On any portion of any sidewalk
  - On the grass
  - Along the alley ways
  - On-street parking
  
- **Warning Decal/Towing:** If vehicles are improperly parked on the street, one (1) warning decal will be placed on vehicles to advise of the violation. The vehicles in violation will then be towed at the owner's expense upon a noted 2nd violation. **PLEASE NOTE: YOU WILL RECEIVE ONLY ONE WARNING.**

Per the Declaration: Owners shall use the garages, drives or other parking areas on their respective Lot for parking purposes; provided, however, no vehicle shall be parked on any Lot in such a manner that any portion of said vehicle extends onto the street.

If your vehicle is towed, you will need to contact **TARGET RECOVERY & TOWING at (813) 221-6800** to make the necessary arrangements to get your vehicle back at your expense. The towing sign is posted at the entrance of the community.

The Association will adhere to Florida Statute § 715.07(2)(a)(5) by posting a notice meeting the requirements of the law.

Thank you for all your efforts and cooperation.

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Community Name: \_\_\_\_\_

Resident Name: \_\_\_\_\_

Address: \_\_\_\_\_

Resident Type      \_\_\_\_\_ Owner      \_\_\_\_\_ Tenant

Rental Start Date: \_\_\_\_\_      Rental End Date: \_\_\_\_\_

Primary Phone #: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Vehicle Information:**

| Make | Model | Color | Tag # |
|------|-------|-------|-------|
|      |       |       |       |
|      |       |       |       |
|      |       |       |       |
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# Anchor Cove

TOWNHOMES ASSOCIATION, INC.

## PARKING POLICY & GUIDELINES – ANNOUNCEMENT JANUARY 22, 2022

This communication is being sent on behalf of the **Board of Directors of Anchor Cove** to remind all owners and residents of the parking policy in place. Anchor Cove's Association grants board members and/or community managers authority to tow cars, trucks, or trailers that are illegally parked in an HOA parking area or roadway.

It is important for everyone to abide by the HOA parking regulations in place for the community. This is not only a matter of courtesy, but also safety. Unfortunately, ongoing violations of these parking regulations has become an issue and must be addressed.

Please be aware that the enforcement of these regulations will be monitored to enforce violations of the parking rules. Violators will be notified first by placing a warning sticker or notice on the vehicle. New towing signs will soon be posted throughout the community and Anchor Cove entrance. Vehicle owners will incur the expense if vehicles are towed after warning has been given and vehicles have not been moved by a specified time to a designated parking space.

We are asking ALL OWNERS & RESIDENTS to comply with completing the attached **VEHICLE REGISTRATION FORM** and return this promptly to management by email [dshreaves@rizzetta.com](mailto:dshreaves@rizzetta.com) or fax 813-533-2922.

### **RESIDENTS can park in these designated areas:**

- Property's garage or driveway. No portion of your vehicle can impede the alley, as emergency vehicles, as well as the garbage/recycling trucks, must be able to reach the end units. ***Vehicles that are seen to impede emergency vehicles or trash collection may be subject to immediate towing.***
- Overflow parking space is located in the clubhouse parking lot next to the back gate by the pool. Please review the map attached that determines the spots for RESIDENT PARKING BY PERMIT ONLY on the Harbor Bay CDD parking lot.

### **RESIDENTS/OWNERS may NOT park in these areas that will be subject to towing:**

- Parking spaces in front of the units – These are for VISITOR/GUEST only.
- Alleys and areas on streets other than designated areas for guests.
- Across any portion that impedes a sidewalk
- Parked on any grassy area.
- Handicapped parking space for VISITORS ONLY is located next to 123 Aberdeen Pond Drive. Residents who are using HANDICAP spaces daily may also be subject to towing. Those who own multiple vehicles should be using their garage and driveway only to park their vehicles including those with a handicap tag. If you are choosing to use the garage as storage and have more vehicles than what can fit on your driveway, then you should park extra vehicles in the overflow parking spaces located in the clubhouse parking lot.

The towing company will not comply with resident requests to tow a vehicle for legal and liability reasons. Contact the management company or a Board Member to share a complaint about a vehicle that may be in violation. It is requested to provide a dated photo along with vehicle make/model/color and tag information for enforcement. A request without the required information will delay enforcement before a vehicle can be towed. Thank you for your cooperation.

If you have any questions, our Anchor Cove Community Association Manager is DENISE SHREAVES and can be reached by email [dshreaves@rizzetta.com](mailto:dshreaves@rizzetta.com) or call 813.533.2950 Ext.: 9478.

# Anchor Cove

TOWNHOMES ASSOCIATION, INC.

HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT – MiraBay Club Parking Lot

EXHIBIT A



R – Reserved for Anchor Cove Resident Parking Only – Parking by PERMIT ONLY  
Enforcement Hours: Between the hours of 7 PM (EST) and 7 AM (EST), Monday – Sunday

Rizzetta & Company, Inc.  
9428 Camden Field Parkway • Riverview, FL 33578  
Telephone: 813-533-2950 • Facsimile: 813-533-2922  
Toll Free: 1-866-647-1714