

# Arbors

at Meadow Woods

## Arbors at Meadow Woods Homeowners Association

Orlando, FL

# Parking Policy

Updated: 12<sup>th</sup> March 2026

## OVERVIEW

This updated parking policy aims to simplify and enhance existing community guidelines since its inception. Our objective is to ensure transparency among residents and facilitate fair, safe, and efficient utilization of parking facilities within our community. The document has been carefully structured for clarity and accessibility, making it easier for all stakeholders to understand.

While some may perceive towing as strict, our community's founding declarations mandate the association to tow vehicles that do not adhere to these rules. This policy aims to enhance transparency in the towing process and includes a warning system to minimize inadvertent towing, though this cannot be guaranteed.

## PURPOSE

The purpose of this parking policy is to:

1. Ensure adequate parking availability for residents and their guests.
2. Maintain safety and accessibility within the community.
3. Promote orderly and aesthetically pleasing parking practices.
4. Protect the community's property values by enforcing consistent parking standards and avoiding property damage to association maintained landscaping.
5. Enhance clarity and ease of understanding for all residents through a simplified and transparent document structure.

## SCOPE

This policy applies to:

1. All residents of the community.

2. Visitors and guests of the residents.
3. All types of vehicles including cars, motorcycles, bicycles, and any other forms of transportation.
4. All trailers, or related vehicle accessories.

# POLICY

## RULE SUMMARY

Section 5.6 of our declarations says that the association must tow cars for breaking the rules.

**A simplified summary of these rules is as follows:**

**No Blocking Sidewalks:** Please ensure that sidewalks remain clear for pedestrian safety at all times.

**No Blocking Driveways or Roads:** Avoid parking in a manner that obstructs driveways or causes obstruction to the flow of traffic, including parking parallel to the road.

**Observe No Parking Zones:** Respect designated no parking areas to ensure access for emergency vehicles and maintain traffic flow.

**No Blocking Fire Hydrants:** Fire hydrants must remain accessible at all times for emergency situations. Please refrain from parking in front of them or within 15 feet of them.

**No Overnight Street Parking (without Permit):** Overnight street parking between 12am and 6am is prohibited without a valid permit. Permits can be obtained upon request for overnight street parking needs.

**No Overnight Parking at Mailboxes/Pool Area:** Vehicles parked in the mailbox, pool, or playground areas between 9pm and 6am may be towed if unattended.

**Commercial Vehicles:** Commercial motor vehicles as defined by Florida law (vehicles over 26,000 pounds or having three or more axles) are not permitted to park on streets or in driveways within the community at any time. These vehicles may only be present while actively loading or unloading with individuals present. Vehicles violating this rule are subject to immediate towing. Trade vehicles of work being done on your home are permitted to be parked within your driveway during the day as long as no sidewalks or entrances are blocked.

**Recreational Vehicles and Trailers:** Boats, trailers, campers, ATVs, and similar recreational vehicles are not permitted to be parked within the community, including in driveways at any time.

**No Parking on the Grass:** Parking or driving on the grass is prohibited for both townhomes and single family homes. You are also responsible for the cost to repair any damage to grass as a result of parking on it or driving over it.

**Rear Plates and Registration Required:** All vehicles must display a valid rear license plate and current registration as required by Florida law. Vehicles with missing, expired, obscured, or improperly displayed plates

or registration are prohibited and subject to immediate towing. This is required by Florida State Law, Orange County Code, and the Association's Declarations.

## WARNING CONDITIONS

Whenever possible we will issue one warning per vehicle for the following key violations, and record license plate information. A warning is never guaranteed, and should not be relied on to park incorrectly. Our declarations do not assure warnings will be given, but are meant to be used as a courtesy only.

The following violations will result in a warning for the first offense. Any subsequent violation of any rule by the same vehicle will result in immediate towing starting 24 hours after the warning is issued. There is no time limit for enforcement, and a vehicle can be towed any date after receiving a warning.

### **The following items will result in one warning per license plate where possible:**

1. Parking facing the wrong direction.
2. Overnight street parking without a permit on weekday nights.
3. Commercial vehicles parked overnight in the driveway (12am-6am).
4. Recreational vehicles such as boats, trailers, campers, ATVs, or similar equipment parked anywhere within the community, including driveways.

Please Note: Towing can occur for a different rule violation than the reason issued as a warning once the warning period ends. It is up to every resident to ensure all vehicles parking are aware of the association's rules.

## IMMEDIATE TOWING CONDITIONS

There are situations where the association will not issue a warning, and will instead immediately tow a vehicle. These items listed are for the consideration of all residents.

### **The following violations will result in immediate towing without any warning, 24 hours a day, 7 days a week:**

1. Parking within 15 feet of a fire hydrant at any time.
2. Parking in the no parking area on any curve on Willow Arbor Circle.
3. Blocking any driveway while parked in the street (even your own driveway).
4. Parking in any no-parking zone, within the arrows of the posted no-parking signs.
5. Parking at the mailbox, pool, or playground area between **9pm and 6am** if unattended
6. Vehicles displaying **expired registration**
7. Commercial motor vehicles parked anytime anywhere within the community unless actively loading or unloading with individuals present.
8. Parking on the grass (both townhome or single-family home).
9. Blocking the sidewalk that runs through your driveway, even partially.
10. Blocking the road, even partially, while parking in your driveway.
11. Vehicles without rear license plates parked at any time on any street or driveway.
12. All Immediate towing areas are marked in **RED** on the attached map. (see appendix)

**13. A vehicle violating any rule with a prior warning recorded.**

**14. Any vehicle violating a rule in a driveway that has had a prior warning at that address.**

## OVERNIGHT PARKING RULES

The following rules apply to parking overnight:

- Areas where parking is allowed during the day but prohibited every night from 9pm-6am are marked in **PURPLE** on the attached map.
- Areas where parking is allowed during the day but prohibited at night without a permit from 12am-6am are marked in **GREEN** on the attached map.

## STREET PARKING

Parking on the street is not permitted overnight from 12am-6am. In an effort to assist residents with weekend or holiday visitors, parking on the street in designated allowed areas (not in no-parking zones) is permitted from 12am-6am on the following occasions:

- Friday and Saturday nights only (specifically Saturday and Sunday mornings from 12:00 a.m. to 6:00 a.m.; not permitted Sunday through Friday mornings).
- The morning after (12am-6am) of the following holidays:
  - Christmas
  - New Year's
  - Thanksgiving
  - St. Patrick's Day
  - Cinco De Mayo
  - Father's Day
  - Mother's Day
  - 4th of July
  - Halloween
  - Labor Day
  - Memorial Day
- The parking committee reserves the right to add or remove holidays at their discretion at any time. If you have a suggestion for a federally recognized holiday, please contact [support@premiermgmtcfl.com](mailto:support@premiermgmtcfl.com)

## RESOURCES

To better align with our parking policy, and the parking permit resolution, the following resources are in place:

## PARKING PERMITS

- Parking permits are not required to park in driveways or garages.
- Parking permits are not required in designated street areas during the day.

- Permits can be purchased from the HOA for \$10 per one-week period to allow for overnight parking (12am-6am) in designated areas on the street.
- Permits do not allow parking in any no-parking zones, at the mailboxes/pool area, or in front of or within 15 feet of any fire hydrants.
- Parking permits should be requested 2 weeks in advance (to allow time to be sent to you) and must be tied to a specific recorded license plate, make, and model.
- Parking permits can be delivered via email, and must be printed and placed on the dashboard of the vehicle with the verification barcode clearly visible.

## REPORTING VIOLATIONS

Any resident can report known parking violations to [support@premiermgmtcfl.com](mailto:support@premiermgmtcfl.com). Submitting a report does not constitute an official warning, and will require a parking committee member, or member of management to witness the violation, document it, and issue that warning.

If anyone is interested in being trained to properly document parking violations, and would like to join the parking committee, please email [support@premiermgmtcfl.com](mailto:support@premiermgmtcfl.com).

## DEFINITIONS

The following is a summary of defined terms and clarifications to our policy:

- **Warnings:** Warnings are a courtesy. Whenever possible, they will be issued ahead of a tow by members of management or the parking committee. However, all residents should know they are at risk of being towed without warning by violating the rules at any time, 24 hours a day, 7 days a week.
- **Towing:** Vehicles violating rules will be towed at the owner's expense. The HOA will not reimburse any towing fees. If you believe your vehicle was not in violation, please provide proof to the towing company and work with them. The HOA does not receive any funds for towing and cannot issue any refunds.
- **24/7 Enforcement:** Towing and parking rules are enforced 24/7.
- **Record Keeping:** The HOA will maintain a list of all homes and vehicles affected by warnings and violations.
- **Get Involved:** The parking committee is made up of volunteer residents. Contact the board if you are interested in assisting with parking committee operations.

## CONCLUSION

The Arbors at Meadow Woods Homeowners Association's updated parking policy represents our commitment to fostering a safe, fair, and harmonious community environment. By outlining clear guidelines and procedures, we aim to ensure ample parking availability, maintain safety standards, and preserve the aesthetic quality of our neighborhood. This policy is designed with transparency and accessibility in mind, providing residents and guests with a comprehensive understanding of their parking responsibilities. Through cooperation and adherence to these rules, we strive to uphold property values and enhance the overall quality of life for

everyone in our community. We encourage all residents to familiarize themselves with this policy and play an active role in promoting responsible parking practices. Together, we can maintain a community that we are all proud to call home.

## APPENDIX

### Warning Table

The following table shows our policy on each type of parking violation:

Issue	Action
Blocking any driveway in the street, even your own	Immediate tow
Parked the wrong direction	1 warning per vehicle
Parked in no parking zone	Immediate tow
Parked on grass (townhome)	Immediate tow
Parked on grass (single family home)	Immediate tow
Overnight street parking without permit weekday nights	1 warning per <b>vehicle</b>
Blocking the Sidewalk	Immediate tow
Blocking the Road	Immediate tow
overnight parking at mailbox/pool area (9pm-6am)	

	Immediate tow
commercial vehicles on street overnight (12am-6am)	Immediate tow
commercial vehicles in driveway overnight (12am-6am)	1 warning per <b>house</b>
Parked in no parking zone on corner of road	Immediate tow
blocking fire hydrant or parking within 15 feet	Immediate tow
commercial vehicles during the day (6am-12am)	OK
overnight street parking without permit on weekend nights	OK
overnight street parking without permit on holiday nights	OK
Parking anywhere without a plate or valid registration	Immediate tow
Recreational vehicles (boats, trailers, ATVs, campers) parked anywhere anytime	1 warning per <b>house/vehicle</b>
Commercial motor vehicles over 26,000 lbs or with three or more axles	Immediate tow

## Parking Map

The following map shows all color coded parking designations:



**RED** - Parking is never allowed here. Vehicles parked here will be immediately towed without any warning, regardless of if they have been warned in the past.

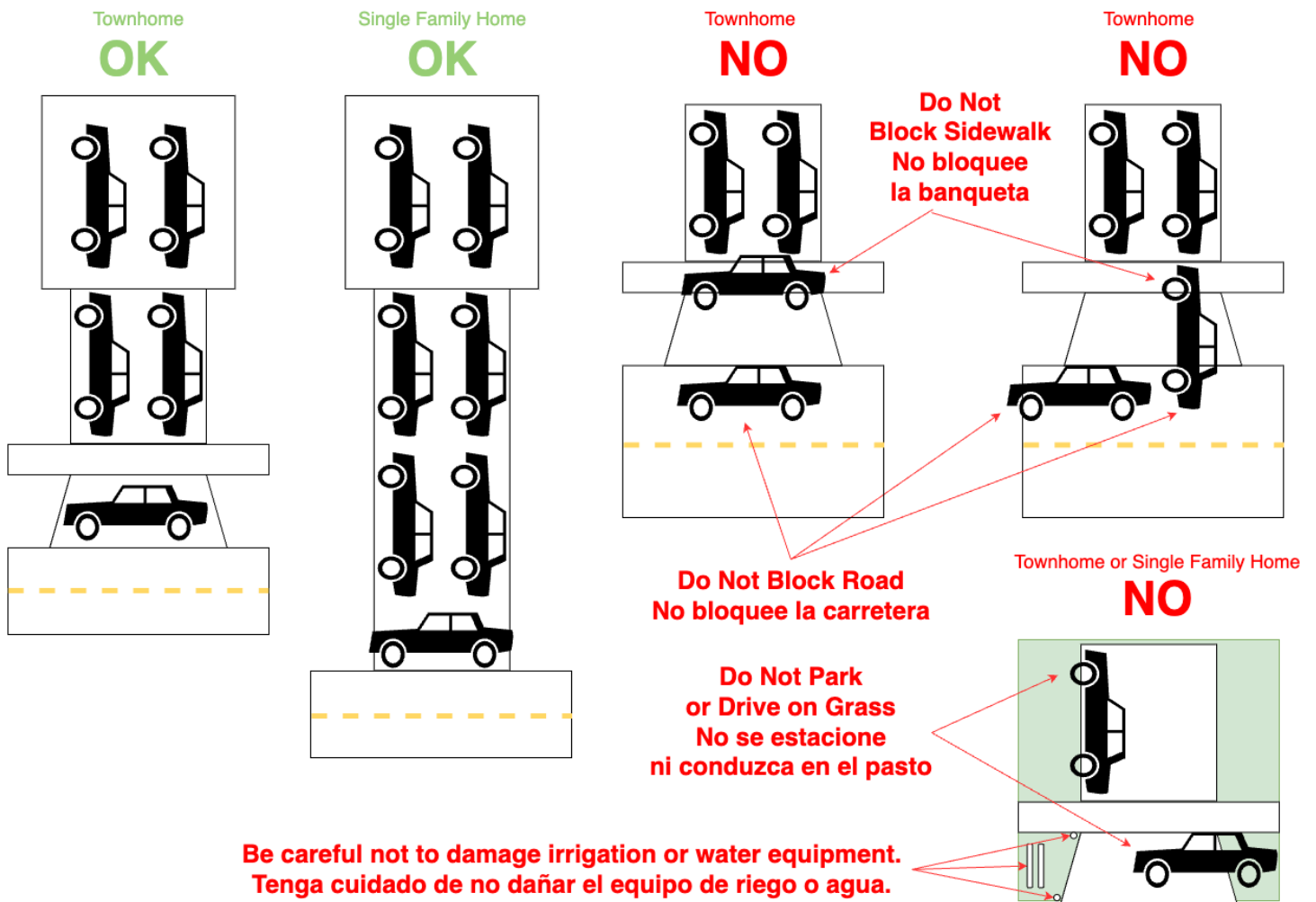
**PURPLE** - Parking here is allowed during the day, but never overnight from 9pm-6am.

**BLUE** - Parking here is only permitted for designated vendors or management of the association. Resident parking is not permitted. All other vehicles will be towed without warning.

**GREEN** - Parking allowed during the day, overnight with a permit, or overnight the morning after select holidays, on weekend nights (Friday through Saturday, and Saturday through Sunday). Parking without a permit is not permitted Sunday-Thursday nights from 11:59pm-6am. Select holidays will be announced by the HOA.

## Driveway Parking Diagram

The following diagram further clarifies proper driveway parking:



Please note that any amount of street or sidewalk blocking is a violation, even just a few inches. Please be sure your vehicle is across the line.