

**Solerno District Association, Inc.  
Administrative Policy**

<b>SUBJECT:</b> Parking on Private Roadways	<b>POLICY NO.</b> SOL – 2017 - 01
<b>APPROVAL:</b> December 11, 2017	<b>DATE OF ISSUE:</b> January 1, 2018
<b>REVISION DATES:</b>	<b>PAGE:</b> Page 1 of 2

**POLICY STATEMENT:** The Solerno District Association (SDA) recognizes that extended parking of vehicles on SDA owned and maintained streets is expressly prohibited by the Use Restrictions stated within the Declaration of Covenants, Conditions and Restrictions (CCR) that govern the SDA. Furthermore, the SDA recognizes that the parking of commercial vehicles anywhere within District Property, including on the driveways of individual lots is also prohibited by the Use Restrictions stated within the Declaration of Covenants, Conditions and Restrictions (CCR) that govern the SDA.

**POLICY/PROCEDURE:** As authorized in the By-Laws of the Solerno District Association, Inc. and the Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for the Solerno District Association, Inc, SDA hereby adopts the following policy and procedure regarding enforcement of Article V, Section 7 of the CCR as it pertains to on street parking.

**DEFINITIONS:** A commercial vehicle is defined as a vehicle that:

- a. Has been modified for a use other than passenger transportation.
- b. Displays logos, lettering or imagery that expressly promotes or advertises a business and/or identifies the vehicle as a fleet member for a company, utility or community service branch.
- c. Displays commercial or agricultural registration tags or license plates.

Notification – Vehicle Parking on Private Roadways

1. Residents of Capron Trace, Charolais Estates, Colfax Landing and Ravencliffe, may report the presence of vehicles that have been parked on the street for more than 24 consecutive hours, or those that park in the street at regular intervals for shorter periods, to the Community Association Manager (CAM). Information reported to the CAM should include the number of days that the vehicle has been in place and address of the property associated with the vehicle. Information on the complainants will be kept confidential.
2. Upon receipt of the complaint, the CAM will confirm the presence of the vehicle and provide written notification to the owner of the property associated with the vehicle via USPS Certified Mail.
3. The homeowner will be advised that the vehicle may not be parked in the street and if not removed within seven (7) days of the date of the notice, the vehicle will be towed at the owner's expense.
4. Additionally, the written notice will state that if the activity resumes within sixty (60) days of the date on the original notice, it will be towed at the owner's expense.
5. Upon completion of the notification period, the CAM or other association designee, will affix a notice of intent to tow onto the windshield of vehicles that have not been relocated the vehicle will be towed twenty-four (24) hours from the date noted on the notice.
6. Signs posted at the entrance to each of the private communities will provide the name and contact information for the towing company.

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Notification – Vehicle Parking on Public Roadways

1. The roadways within Indigo Crossing are not owned or maintained by the SDA. The streets are subject to the laws and restrictions set forth by the government of Brevard County.
2. Residents of Indigo Crossing may report the presence of vehicles that have been parked on the street between the hours of 12 a.m. to 7 a.m. or those observed parking in a manner that blocks the sidewalk, to the Brevard County Sheriff's Department.

Notification – Commercial Vehicles

1. Residents of Capron Trace, Charolais Estates, Colfax Landing, Indigo Crossing and Ravencliffe, may report the presence of commercial vehicles that have been parked on the street or in the driveway of a private lot for an extended period, or at regular intervals for shorter periods, to the Community Association Manager (CAM). Information reported to the CAM should include the number of days that the vehicle has been in place and address of the property associated with the vehicle. Photographic documentation, particularly for those offenses that occur in the evenings or on weekends, is helpful but not mandatory. Information on the complainants will be kept confidential.
2. The homeowner will be advised in writing that the vehicle must be removed from the property or stored completely within the garage within seven (7) days from the date of the letter.
3. Homeowner's who fail to comply will receive a notice of intent to levy a fine and will have fourteen (14) days to comply. Failure to comply will result in the assessment of a fine of \$100 per day, up to \$1,000.
4. Homeowner's cited for a repeat infraction within ninety (90) days of the original citation letter will be sent a notice of intent to levy a fine.
5. EXCEPTION: Employees of local law enforcement, fire rescue or any other first responder may be permitted to park their service vehicle in the driveway of a private lot when they are required to do so by their commander.

Community Association Manager (CAM)

At the time of the approval of this policy, Community Association Management services are being provided to the SDA by:

Fairway Management of Brevard, Inc.  
1331 Bedford Dr., Suite 103  
Melbourne, FL 32940

(321) 777-7575

[ericbyrd@fairwaymgmt.com](mailto:ericbyrd@fairwaymgmt.com)