

PARADISE ONE NARANJA HOMEOWNERS ASSOCIATION

PARKING NOTICE TO ALL RESIDENTS

Our goal is to ensure your community's parking rules and regulations are being followed and to provide you with worry-free parking access to your parking area.

We encourage you and your guests to abide by your community's parking rules to avoid having your vehicle towed

Paradise One Vehicles & Parking

Parking Decals will be issued to **all residents**.

All units are guaranteed two decals which coincide with the parking spaces behind each unit. As of May 15, 2024, new residents will only be allowed two decals, no exceptions allowed.

- a. 1st and 2nd car decals- \$20 each
- b. Additional decals \$60 each and based on availability (additional vehicles will need to use community parking. Residents are highly encouraged to use their assigned space as we are limited in community spaces)

1. Vehicles must be registered to a resident of Paradise One.
2. Renters must provide a current copy of their lease to receive a decal.
3. Renters must purchase a new decal if an extended lease is signed.
4. The following will not be eligible for a decal as it is not allowed to be parked within the community and will be subject to towing:
 - a. Boats/Vessels
 - b. RW/Camper
 - c. Trailer
5. All vehicles must have a valid tag and must be operational to park in shared community spaces.
6. Car washing and detailing are only allowed within the parking spots in the rear of the unit, without obstructions to the roadway. Minor car repairs such as flat tires, batteries and jump starts are permitted within the community. Any major oil/fluid changes, mechanical and body work are prohibited.
7. Vehicles that leak fluid should be repaired immediately or will be subject to towing. If the asphalt is damaged, you will be responsible for cleaning and/or repairs.

Guest Parking

Residents will be required to register their guests for overnight parking. Residents may register no more than 10 guest vehicles per month with a maximum of 15 days per vehicle. QR Codes available by community parking spaces for registration.

Excessive use of guest vehicle registry will be subject to tow.

Reasons vehicles will be towed: (by Miami Parking Enforcement)

- Blocking access roads and sidewalks within the community
- Blocking fire hydrants
- Parking **in** a handicap space without a valid handicap placard
- Double parked vehicles
- Parking against the flow of traffic
- Expired license tag/ No license tag (community shared spaces only)
- Inoperable vehicles or abandoned vehicles (community shared spaces only)
- Recreational vehicles (RV's, campers, trailers)
- Parking on grass/sidewalks
- Unregistered visitor vehicles (community shared spaces only)
- Excessive use of visitor parking- max of 10 vehicles per month/max 15 days (community shared spaces only)
- Rear parked vehicles (community spaces by mailboxes)
- Day and/or night parking on the **EAST** side of 144th Ct (hydrant side)

Personal parking spaces will not be monitored by Miami Parking Enforcement. If a car is parked in your assigned space, please call Regulated Parking for removal.

All the above will be **STRICTLY** enforced.

Vehicles will be towed at the **owner's expense** and **without** previous notice. If your vehicle is towed for a parking violation, Paradise One Naranja Homeowners Association will not be held responsible. Avoid any inconvenience by complying with the community rules and regulations developed by the Board of Directors.

Local, County and State laws override rules that have been put in place by the Board of Directors, enforced by Miami Parking Enforcement