

HOA Parking & Safety Enforcement Policy

1. Purpose

In accordance with Section VIII.C.28 of the HOA's governing documents, "Cars are not permitted to be parked on streets, yards or lawns on a regular basis." Additionally, Section VIII.C.3 states, "There shall be no commercial vehicles, recreational vehicles, boats or boat trailers parked in any driveway, streets or yards of the Unit/Lot."

This policy is intended to establish a process for upholding these rules while improving neighborhood safety, traffic flow, fire department and emergency vehicle access, school bus visibility, snow removal, and overall community accessibility.

Members of the community will have 60 days from the effective date, **September 1st, 2026**, of this policy to make appropriate accommodations, such as clearing garage space, to allow vehicles to be parked off the street. The goal is not to police neighbors unnecessarily, but to keep streets safe, clear, and usable.

2. Key Concerns Identified

The committee identified the following priority concerns:

1. Use street and/or lawn for parking on a regular basis.
2. Vehicles creating visibility hazards near school bus stops, intersections, curves, hills, mailboxes, and children at play.
3. Street parking interfering with fire department clearance, emergency access, and snow removal.
4. Temporary parking requires reasonable flexibility while preventing abuse of the process.
5. Oversized commercial vehicles, trailers, and equipment creating safety concerns and road accessibility.

3. Definition of Regular Street/Lawn Parking

Regular street/lawn parking is not permitted. Street/lawn parking will be considered regular, and therefore a violation, if any of the following occur:

1. A vehicle is parked on the street/lawn overnight between the hours of midnight and 6am more than once in any 7-day period.
2. A vehicle is parked on the street/lawn more than 3 total days in any 30-day period.
3. A vehicle is parked on the street/lawn for more than 12 consecutive hours.
4. A vehicle creates a safety concern, regardless of duration.

4. Temporary Parking Allowed

Temporary parking must remain on the homeowner's own frontage and must not impede traffic, restrict access to or from neighboring driveways, block or obstruct sidewalks, mailboxes, fire hydrants, intersections, or otherwise create visibility or safety hazards.

Temporary parking must also not interfere with emergency vehicle access, snow removal, or other community services.

Temporary street parking may be allowed for:

- Visitors or gatherings
- Deliveries or contractors
- Loading or unloading
- Moving activity
- Short-term driveway obstruction
- Medical or caregiving needs
- Other Board-approved temporary circumstances

Residents should provide reasonable prior notice to the Board via email (summersridgehoa@gmail.com) when visitor street parking is expected. Notice should include the date, approximate time, number of vehicles expected, and contact information if a vehicle needs to be moved.

A courtesy post to the HOA Facebook group is encouraged as well. While not required, openly communicating with those who may be impacted can go a long way toward building a more considerate community.

5. Commercial and Oversized Vehicles

Oversized and commercial vehicles are prohibited from routine parking within the community. Examples include vehicles exceeding a 1-ton chassis, large work trucks, box trucks, dump trucks, heavy equipment, trailers, campers, RVs, and boats.

Any permitted commercial or work vehicle must be parked fully off the roadway and must not block sidewalks, streets, sight lines, or neighboring access.

6. Snow Event Restrictions

During snow events, residents must remove vehicles from the street so plows and emergency vehicles can pass safely. The Board may issue temporary snow parking restrictions when snow is forecasted, or snow removal is underway. Notice may be given by Facebook post, email, text alert, signage, or other reasonable community communication. Restrictions remain in effect until snow removal is complete.

7. Reporting and Documentation

Parking and safety concerns should be reported using the following Google Form for Board review: <https://forms.gle/V6TVcy5VN1F7KJ1Z6>

Enforcement should be based on documented facts, recurring patterns, and safety concerns, not personal disputes.

8. Universal Violation Rule

Parking violations apply to the property and household, rather than to a specific vehicle. Enforcement applies to all vehicles associated with the property, regardless of whether a vehicle is replaced or another vehicle is substituted.

9. Enforcement Process

Enforcement should be progressive unless an immediate safety issue exists. Following the initial violation, any additional violations within the next 90 days will count toward the escalation of penalties. Repeated violations over the course of a year may also be considered a pattern of non-compliance and may result in a higher level of violation and penalty.

The Board may accelerate enforcement when a vehicle creates an immediate safety issue, including blocked emergency access, blocked driveways or hydrants, school bus visibility hazards, snow removal interference, hazardous parking near curves, hills, or intersections, or unsafe conditions for children or pedestrians.

Level 1 Violation

Courtesy notice, no fine.

Level 2 Violation

Formal warning, no fine.

Level 3 Violation

\$50 fine.

Level 4 Violation

\$100 fine.

Level 5 Violation

\$150 fine or the vehicle may be towed at the owner's expense. The Board may also require the homeowner to submit a corrective parking plan explaining how household vehicles will be parked off-street going forward.

10. Appeals and Exceptions

A homeowner may request review of a warning or fine within 10 calendar days of receiving the violation notice. The request should identify the circumstances supporting the review and provide any relevant documentation. The Board may grant a temporary exception when circumstances warrant, provided the exception is documented, limited in duration, and does not permit routine or recurring street parking.