

Btp Safety Committee Notes and Reminders
Regarding Parking Rules
December 4th, 2024

Dear BTP Homeowners and Residents,

One of the key topics discussed at several POA Board meetings of late, was the increase in vehicles being parked illegally in the Community.

As background, there were several new Florida statutes that went into effect on July 1st, that apply to HOA, POA, Condo and Timeshare Communities. As a POA, Bell Tower Park was affected by some of them. However, *changes in parking regulations did not affect POA's*. So, the BTP Rules and Regulations that were recently revised, were not affected, ***thus our parking rules do not change***

As you'll remember, the Safety Committee suspended activities in July. Since then, members of the Committee have been keeping tabs on what has been happening concerning overnight parking. And unfortunately, a few residents and guests have not been adhering to our POA Rules and Regulations. Therefore, the Safety Committee has reconvened and is in operation once again.

These Committee members, arise very early in the morning and canvas BTP to determine if there are cars/trucks parked illegally – in the guest parking areas, on the grass, in the streets, have signage on them, etc. However, there had not been any follow up in terms of enforcement.

This situation has stopped. As of now, when Committee members detect violations and report them, they will be acted upon by the office.

Here's how the process will work, as per the BTP Rules and Regulations:

-- Regarding Bell Tower Park OWNERS --

- An owner or renter living in their unit is not allowed to park overnight in a guest parking space, (an owner **not living** in their unit, is also not allowed to park in a guest parking space).

Those that violate this rule will 1) receive a warning then 2) if this infraction occurs again - *at any time in the future* – **they will be towed**. There will be no additional warnings, Towing and fines will continue. (Residents cannot have both resident Bar Code access and a guest Parking Pass).

An owner/renter must park in their driveway or garage. (except for unforeseen circumstances, such as work being done on the driveway, construction at the home that doesn't allow for parking in the driveway – if this situation occurs, the office must be notified).

An owner/renter **may** park in a guest space temporarily *during the day, however*.

-- Regarding Bell Tower Park GUESTS --

Our guests come and go, hopefully. However, when they visit and stay overnight, they need to display a visible guest pass on the dashboard of their car.

These passes are issued by the office and include the length of time of the stay/visit. (The maximum allowable stay time is 30 days on any one parking pass. Should a guest stay longer than that, a new pass must be obtained – maximum time – 90 days).

Ideally, owners that are entertaining a guest(s) will obtain the parking pass prior to the guest's arrival. Regardless, a pass must be issued and displayed during overnight hours. Just call Jeannemarie at the office – 774- 0723 x219, to arrange to obtain a guest pass.

If Guest Passes are not visible, then a Violation occurs. It is the responsibility of the Guest and Owner to assure that the Guest Pass is visible and not stuck in the dashboard corner or covered with papers. They must be clearly visible.

Sometimes, guests arrive after office hours. Should that occur, and they will be staying overnight, they should leave a visible note on their dashboard or on the windshield indicating that they are visiting – including the name, address

and unit number, if applicable, of the owner/renter – and a warning ticket will not be issued.

A pass should be obtained from the office the next day, or in the case of a weekend, first thing on Monday morning.

If there is not a note on the dash, or visible on the windshield indicating that it is the vehicle of a visitor/guest, a warning citation will be issued. Again, after the second notification, a violation will be issued, not to the visitor, but to the owner/renter dwelling at the residence.

The Committee member that issues the warning will record the license plate of the visiting vehicle. If that warning ticket is moved to another vehicle by the guest or the owner/renter, the office can track the vehicle and the home to which they are visiting through Envera records. Thus, again, if a fine is levied, it will be issued to the owner/resident of that home or unit.

In addition

BTP Rules and Regulations allow for towing of vehicles that are out of compliance. The office has contracted a towing service to help enforce these rules. This company will be on call or will also be traveling through BTP to remove vehicles that have been tagged/ticketed for removal. **If a vehicle is towed**, the owner is responsible for the towing and impound fee as well as another \$100 fine.

Vehicles should NEVER be parked in a grassy area. Vehicles that are parked on the grass can also be towed immediately by the towing company, if they are detected, at any time, regardless if it has a ticket or not. (If there are again, extenuating circumstances such as roofs being replaced, and there are no Guest Parking spaces available, then parking on the street is permissible, but never on a grassy area). Also, vehicles with covers on them are not allowed to be parked in the driveway. They too will receive a warning notice and be ticketed and fined upon the ensuing occurrence.

Finally – any vehicle parked in a driveway that has a company name, logos, advertising, etc. will be first warned, then ticketed on the second time it is detected,

The vast majority of our BTP owners and renters comply with these rules. There are but a handful that don't. However, these few are the reason for these parking enforcement measures.

Hopefully these policies will strengthen compliance with the rules and regulations outlined in our documents.

Best regards,
Your BTP Safety Committee