

LIVINGSTON LAKESSM

CONDOMINIUM ASSOCIATION

Vehicle Parking & Towing Policy
Adopted on November 15th, 2023

Vehicle and Parking Violations

Parking enforcement in Livingston Lakes Condo Assn., Inc, is monitored from time to time by designated Committee members, Livingston Lakes Board of Directors and the property manager. Vehicles in violation, as identified by the Association, and its Designated Agents, may be subject to tow at the owner's expense without notice. The parking lots within Livingston Lakes are private property, governed under the deed restrictions and adopted rules and regulations. The available parking in Livingston Lakes consists of dedicated assigned parking spots, limited common element driveways and open guest spots, which are available on a first come first serve basis.

Association Rules and Common Area Violations

- (1) Vehicles with expired tags, inoperable vehicles, vehicles soiling the asphalt or derelict are not permitted to park in the lot for more than 48 hours and will be subject to tow.
- (2) Vehicles parked overnight in the pool parking lot will be subject to tow.
- (3) Boats, jet skis, wave runners, boat trailers, trailers of any kind, campers, motorhomes, mobile homes, truck campers, buses, limousines, or other similar type vehicles are prohibited in the parking lots or driveways and will be subject to tow. Carriage and Coach homes may park the above in a member's garage and be able to close the door.
- (4) Golf cart type vehicles are not permitted and will be subject to tow.
- (5) Commercial vehicles, even if servicing a parcel that are parked in the lot overnight without being registered will be subject to tow. For vehicles servicing a unit at night, four-way flashers must be on or cones around the vehicle to prevent towing. Vehicles bearing decals or wraps regardless of their size are deemed a commercial vehicle. Commercial vehicles may be parked in a member's garage.
- (6) Vehicles parked in a handicap spot without displaying a valid handicapped placard or license plate will be subject to tow.
- (7) Vehicle maintenance is prohibited in parking lots, guest spots and designated parking spots. Vehicle maintenance is allowed in the resident's garage. Car washing is allowed in driveways and parking spots.
- (8) Vehicles in the parking lots, driveways and designated parking spots encroaching sidewalks, roads, grass or landscapes are subject to tow.
- (9) Parking is prohibited on any street except designated parking areas. Any vehicles or motorcycles parked on the street outside of a designated parking space are subject to tow.

Coach and Carriage Homes

- Driveways are a limited common element for exclusive use of the resident and resident's guests.
- Guest Parking around the Coach & Carriage Homes is designated to Coach & Carriage residents and their guests only.
- Guest vehicles using a designated guest spot must be registered through the Association and display a guest tag in the window.

Garden Homes

- Every unit is permitted to park two (2) registered cars, one in a designated spot and one in an unassigned guest spot.
- Registered vehicles must display a blue or green decal sticker in the front window or guest registration tag or will be subject to tow.
- Parking more than 2 cars per unit in the Condominium Property will be subject to tow.
- Motorcycles double parked in the same parking spot will be subject to tow.

Guest Registration for Parking in Designated Guest Spots

One guest registration tag is distributed to each unit owner in Livingston Lakes. Guests parking a vehicle overnight should hang the tag from the rear view mirror and register the vehicle on the Livingston Lakes website under the FORMS tab. Indicate the time frame requested for registration on the form and be sure to keep the tag hanging on the mirror. Guest vehicles who will remain in the parking lot for more than 30 days need to be properly registered with a decal sticker. Vehicles without a sticker decal or guest tag are subject to tow.

Vendor Vehicles, Construction Vehicles, PODS and Trailers

(1) Moving PODS are allowed, subject to prior approval from the Association, for a maximum of 7 days. PODs must be parked in the designated marked spot for the unit servicing. POD must fit within the confines of the assigned parking space, not encroach neighboring parking spots and can't damage the asphalt. Owner will be responsible for damage to the asphalt.

(2) Units undergoing repairs or construction can park a trailer for a maximum of 7 days in the designated spot, while servicing a unit. Parking beyond 7 days would require a specific approval from the Association.

(3) Commercial vehicles servicing a unit may park in designated guest spots but may not encroach sidewalks or walkways. Large vehicles may park in the street but may not block vehicles from leaving parking spots, driveways and driving on association streets.

Towing is Subject to the Following:

Collier Statute Chapter 26, Article 5, Section 26-230: *Tow truck or immobilization companies may recover, tow, immobilize or remove a vehicle/vessel based upon a private property impound without the prior express instruction of the vehicle/vessel owner or authorized driver, upon the prior express instruction of a real property owner or his authorized agent on whose property the vehicle/vessel is disabled, abandoned or parked without authorization or whose vehicle/vessel owner or authorized agent is unwilling or unable to remove the vehicle/vessel, provided that the requirements of this article are satisfied. All companies providing private property towing and/or immobilization in Collier County must have their storage facility (tow truck companies only) and an office located within the county. Further, any towed or removed vehicle or vessel must be stored at a site within a 10-mile radius of the point of removal within the county boundaries.*

"Collier County Non-Consent Towing, Private Property Towing, Immobilization and Storage of Vehicles Ordinance". (Ord. No. 2008-47, § 1; Ord. No. 2009-60, § 1)

Florida Statute 715.07 Vehicles or vessels parked on private property, towing.

For a vehicle towed at Livingston Lakes Association Parking Lot(s)

Morley's Towing of Naples
6345 Janes Ln #6344
Naples, FL 34109
Phone: (239) 597-9611