

BERKFORD PLACE

BERKFORD PLACE HOMEOWNERS' ASSOCIATION, INC.

STREET PARKING & TRAFFIC SAFETY POLICY

1. PURPOSE

To ensure safe traffic flow, emergency access, and overall community safety.

2. AUTHORITY

This policy is adopted pursuant to the Association's governing documents and Florida Statute Chapter 720.

3. OBSTRUCTION PROHIBITED

No vehicle shall be parked in a manner that obstructs traffic flow, blocks emergency vehicles, or creates unsafe road narrowing.

4. SAFETY RESTRICTIONS

Vehicles may not be parked near intersections, in a manner blocking visibility, or on sidewalks or common areas.

5. PROHIBITED & RESTRICTED VEHICLES

A. General Standard — No vehicle shall be parked or stored in a manner that creates a nuisance, detracts from the residential character of the community, or interferes with safety or traffic flow.

B. Commercial Vehicles

Vehicles displaying business advertising, external equipment (e.g., racks, ladders), or of a size/weight exceeding typical passenger vehicles may be restricted from regular or overnight parking.

Exception: Passenger-type trucks or vans without visible advertising or equipment may be permitted.

C. Recreational & Oversized Vehicles

RVs, boats, trailers, campers, and motorhomes are prohibited from regular parking but may be temporarily parked (24–48 hours) for loading/unloading.

D. Inoperable or Unregistered Vehicles

Vehicles that are not registered, operable, or are visibly damaged may not be stored on any Lot or street.

E. Government Vehicles

Government-assigned vehicles may not be prohibited solely due to use, but may be restricted if they create a nuisance or display non-standard commercial features.

F. Enforcement Standard

Restrictions shall be enforced based on objective, observable conditions and not arbitrary determinations.

6. NUISANCE STANDARD

Repeated parking patterns that create hazards or disrupt the community are violations.

7. OWNER RESPONSIBILITY

Owners are responsible for their vehicles and those of guests.

8. ENFORCEMENT

Notice, cure, hearing, and fines in accordance with Florida law.

9. GOVERNMENT COORDINATION

Violations may be referred to local law enforcement where applicable.

10. LEGAL INTERPRETATION

All vehicle restrictions shall be interpreted to the maximum extent permitted under Florida law and applicable local ordinances.

11. EFFECTIVE DATE

Effective upon Board approval.

ADOPTED BY THE BOARD OF DIRECTORS

President Signature:

Jayson Hagan

Date:

Secretary Signature:

Christina Tribble

Date: