

Coral Ridge Rules and Regulations
PARKING RULES (Updated 2022)

1. Resident Parking:

Kiawah Ln and Sweetgrass Ct. areas –should park in their designated **numbered** parking spaces (2 per home). Residents should not use other residents numbered spaces. Available resident numbered spaces should be used prior to use of guest spaces.

2. Guest/Overflow Parking (Non-Numbered Spots):

Kiawah Ln. and Sweetgrass Ct. - spaces are not assigned to any specific/individual home and are available on a first come first serve basis for **guest** parking for the home in the applicable areas. Generally, but not limited to a 24–72-hour maximum timeframe.

Bonaire Rd/IOP Way - marked overflow parking area, are not assigned to any specific/individual home and are reserved for **guest** parking for homes in the applicable areas. Generally, but not limited to a 24–72-hour maximum timeframe.

Residents and guests should not park in a manner that restricts the use of any guest/overflow spots by others. This includes misuse and excessive/permanent use of non-numbered guest spaces.

3. All posted signage in regards to parking should be followed.

4. “Per NC law, any vehicle parked in a handicapped space is required to display: a valid handicap tag or license plate visibly displayed. Any vehicle without the required credentials on display is subject to towing and fines per NC law”

5. Extended or long-term “storage” of vehicles are not permitted in parking lot areas. This includes but is not limited to trailers, boats, inoperable vehicles, vehicles without valid registration, recreational vehicles, etc.

6. Parking on streets (outside of marked spaces) is not permitted due to safety hazards for emergency vehicle access, grassed areas due to potential for damages to the community irrigation system and sod or other areas posted with signage. This includes but is not limited to boats, trailers, and other recreational vehicles.

7. Repairs to vehicles are not permitted to be performed in the common parking lot areas- this includes numbered and non-numbered spaces. Damages related to such repairs or result of leaking fluids, etc. are subject to cleaning and or repairs as necessary by the HOA at the responsible homeowner’s expense.

8. Recreational vehicles are not permitted to be parked overnight anywhere on Kiawah, Sweetgrass, or Isle of Palm Way. Recreational vehicles are permitted for overnight parking on Bonaire Rd, only if they are parked completely underneath the raised portion of the home.

9. Resident Commercial Vehicles: are permitted to park in marked spaces on Bonaire Rd/IOP Way overflow area only with approval from the Board of Directors. Approved commercial vehicles will be issued a permit that must be displayed at all times. The last two spots closest to the wooded area are reserved for such cases.

10. Residents should contact property management regarding any parking concerns. Please do not approach other residents/guests regarding parking, violating community rule#1 – Be kind and courteous to your neighbors.

11. Parking violations that are not in compliance with the rules and regulations will be reviewed and enforced by the association, or local law enforcement if deemed necessary

****Vehicles found in violation of the above parking rules are subject to towing at the owner's expense without warning. Please note that in most (but not all) cases the HOA will issue a warning notice before towing****

Friendly Parking Reminders

*Please remember that we are all a part of the same community and to be **respectful** and **courteous** to your neighbors.

*Please note that these rules are general guidelines in addition to the Coral Ridge Community Bylaws and regulations.