

Townhomes at Sunset Point Parking Regulations

Vehicles not in compliance with the rules and policies outlined below may be removed from the property (towed) at the expense of the owner.

1. REMEMBER: **All** roads (except for a few feet on Sunset Point Drive) in the Townhome area are **PRIVATE** streets and must be fully maintained at the expense of the owners of the Townhomes. Therefore, the streets in the Townhome area for use by the Townhome residents and their guests only. Commercial vehicles serving the residents of the Townhomes are permitted. **THERE IS NO “THRU TRAFFIC”**
2. For resident safety and street longevity, the **speed limit** throughout all streets in the Townhomes at Sunset Point is set at **10 miles per hour**.
3. Parking of any vehicle in any parking space of the Townhomes at Sunset Point is allowed only for the current residents and their guests. All others will be towed at the expense of the owner.
4. Unlicensed, inoperable, or unused vehicles may **NOT** be parked on the property and are subject to towing at the expense of the owner.
5. Parking of any commercial vehicle, house trailer, boat and/or boat trailer, or camper (or any other vehicle as determined by the HOA), is not permitted within the confines of the townhomes at Sunset Point (except when these vehicles are fully contained within the garage of a townhome or within the properly designated storage area). Boats or Personal Watercraft (Jet Skis) on operable trailers may be parked in the driveway of a townhome for a period not to exceed 48 hours.
6. Except for loading and/or unloading, the parking of vehicles and trailers on the streets of the Townhomes at Sunset Point is not permitted at any time.
7. Parking on all grass is prohibited including the lawns of each townhome unit, the common area lawns, and the “curb strips” throughout the community. Vehicles (or water device trailers) may not park on or across sidewalks at any time.
 - a. *(Unfortunately, to avoid the “no on-street parking” rule, some visitors and residents have mistakenly pulled halfway over the grass strip and sidewalk, apparently thinking this would be OK since it was not exactly in the street. Parking this way is also prohibited because it damages the grass, sidewalks, and especially the sprinkler system.*
 - b. *Another common error has been to pull a second car into a driveway behind another car, which is not “on the street” but is “across the sidewalk” and is never permitted)*
8. Each townhome is allocated two permanent parking spaces. The two permanent parking spaces for each townhome consist of the garage and its adjacent driveway.

9. The resident of a unit should direct their visitors and guests to use the overflow/visitor parking spaces (if necessary) and not to park on the street.
10. Be considerate of others when parking in the overflow/visitor spaces. Space parked cars “between the lines” so as to allow easy entry and exit from both sides of the car.
11. All vehicles must comply with local noise ordinances (including motor, muffler, and radio/stereo/music noise).
12. These parking regulations are effective on November 1, 2014 and are subject to periodic review and revision by the Board.