

TOWING POLICY, PARKING RULES AND REGULATIONS
EFFECTIVE September 30th, 2024

All Red Hawk Reserve Homeowners Association, Inc. residents:

It has come to our attention that improper parking has been an ongoing issue within the Red Hawk Reserve subdivision. On the 28th day of August 2024, the Board of Directors adopted a Parking Policy, Towing Policy and Parking Rules and Regulations that include specific instructions regarding parking. Vehicles parked in violation of this policy are subject to towing, **effective September 30, 2024**. The instructions include:

1. The Association shall place the appropriate Towing signs at each area within common area of the subdivision as required by Fla.Stat. §715.07, as well as at the Red Hawk Reserve entrance.
2. Parking of any vehicles on streets or thoroughfares, and parking of commercial vehicles or equipment, mobile homes, campers and similar recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages, except temporarily during loading and unloading, is strictly prohibited; however, construction, service, and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or Common Area. “Commercial vehicles” is defined as any vehicle with commercial writing on their exteriors or vehicles primarily used, designed, or registered for a commercial purpose, and vehicles with advertising signage attached or displayed on such vehicle’s exterior, but shall not include passenger cars with identifying decals or painted lettering not exceeding a total area of one square foot in size or official vehicles owned by governmental or quasi-governmental bodies including, without limitation, police and sheriff insignias. Any such vehicle parked in violation of the foregoing are subject to tow.
3. All Lot owner vehicles shall be parked on pavement, in either the driveway or garage. Residents shall not park in areas designated as “no parking zones”, on the grass, in the street, or on non-paved areas within Red Hawk Reserve. Vehicles shall not in any way extend into the street or landscaping. Vehicles shall not block the sidewalks, park sideways across the end of driveways or impede safe pedestrian traffic in the community.
4. Resident parking on each Lot shall be in the driveway or in the garage. A “Resident” is defined as being an owner, tenant, or any other occupant of a Lot within Red Hawk Reserve.

5. No tailgating or loitering is permitted at any time. Overnight parking is prohibited except by those who are displaying a current pass approved by the management company's discretion of a limited bases. All other vehicles are subject to tow between the overnight hours of 1am to 6am.
6. The assembly or disassembly of motor vehicles, including oil changes, and other mechanical services which might cause disorderly, unsightly or unkempt conditions is prohibited. Any vehicle that is parked, stored, repaired, serviced, painted, dismantled, rebuilt, constructed or operated in violation of the restrictions herein provided may be towed away or otherwise removed by or at the request of the Association. No maintenance or repairs shall be performed on any vehicles upon any portion of Red Hawk Reserve unless they are parked within a garage, except in an emergency situation. Notwithstanding the forgoing, all repairs to disabled vehicles within Red Hawk Reserve must be completed within twelve (12) hours from its immobilization or the vehicle must be removed. Any disabled motor vehicle that is not repaired and brought into an operable condition within twelve (12) hours of its immobilization will be subject to tow.
7. An owner may park a recreational vehicle on the property within Red Hawk Reserve during the daytime, for the sole purpose of loading or unloading said recreational vehicle, provided said recreational vehicle is not parked on the property for more than 4 hours and is not parked on the property overnight. Recreational vehicles must be parked inside of the garage or in the driveway of the owner's lot. Street parking is prohibited. Any recreational vehicle parked in violation of this rule is subject to towing.
8. All vehicles parked within Red Hawk Reserve shall be in operable condition and shall contain a valid license plate. If a vehicle is inoperable or has no license tags, said vehicle will be considered to be stored and shall be subject to towing.
9. The Association shall not be liable to the owner of such vehicle or recreational equipment for trespass, conversion, or otherwise and shall not be guilty of any criminal act by reason of such towing, and neither is removal for failure of the owner of such vehicle or recreational equipment to receive any notice of said violation shall be grounds for relief of any kind.

10. If a vehicle is towed, the owner of the Lot or dwelling unit to whom such vehicle belongs or to whom the operator of such vehicle is a family member, guest or invitee shall reimburse the Association for any costs incurred by the Association, and the Association shall have a lien right against such Lot or dwelling unit to enforce collection of such reimbursement. Any cost or expense incurred to tow or remove a vehicle shall be born by the owner or operator of the towed or removed vehicle.

If you have any questions regarding the towing policy please contact Sunstate Association Management Group, Inc. at 941-870-4920.