

PARKING AND VEHICLE POLICIES
Adopted April 27, 2021

- PODs and moving trucks must have the Ventura POD/Truck Approval form clearly displayed. This should be obtained 48 hours in advance if the vehicle will be arriving over the weekend, holidays, or after hours. Limitations on the parking location and timeframes shall apply, and may vary depending on the time of year or holiday season.
- No commercial trucks or vans or other commercial vehicles shall be parked on Condominium Property except with the written consent of the Board of Directors of the Association.
- No campers, recreation vehicles, boats or boat trailers may be parked on the Condominium Property.
- Motorcycles are permitted. They must be parked in a way to deter the kickstand from damaging the asphalt.
- No Owner shall conduct repairs (except in an emergency) or restorations of any motor vehicle, or other vehicle upon any portion the Common Elements or Limited Common Elements.
- No dilapidated, rundown, wrecked or non-functional vehicles, vehicles that are leaking fluids (such as anti-freeze or oil) shall be permitted on the Common Elements or Limited Common Elements.
- The vehicle must be “street-legal.”
- The current valid registration sticker properly displayed on the license plate.
- Carports are a designated Limited Common element to an assigned unit and are not transferrable.
- It is the unit owner’s responsibility to be aware who is parked in their carport space. The Association management does not monitor who is parked in an individual space.
- Owners are responsible for promptly reporting any damage or neglect to their unit or carport, or report an unauthorized vehicle.
- Owners are responsible for the actions of their tenants, guests, or invitees, including that resulting in damages asphalt, carports, or other common property or limited common property.
- Any damage or cleaning to the asphalt, including that resulting from leaking fluids is the unit owner’s responsibility to clean or repair to acceptable condition. If the owner should fail to resolve, the Association has the right to make the repairs or clean the area at the unit owner’s expense.
- No visitor may exceed the thirty day (30) maximum allowed time frame.
- RFID stickers must be clearly displayed. These are obtained from the Bella Trae Master Association, who mandates the policies pertaining to the gate access.
- A “Guest Pass”, as issued by the front desk or Gate attendant for Bella Trae Master Association, only permits access into the community, it does not grant parking authorization within the Ventura community.
- The valid Association issued Ventura decal with the correct distinct carport number, must be clearly displayed on the back windshield or front windshield/under the RFID sticker, on all resident owned vehicles (see example below/ style subject to change.)



The prohibitions on parking, shall not apply to short term-temporary parking of commercial vehicles such as those providing pick-up and delivery.

If a vehicle is parked in a fire lane, blocking a fire hydrant, or ingress/egress access to the property, management will proceed with the towing per the association documents and Florida statute.

Failure to comply with any parking or vehicle policies will result in towing of the vehicle, moving truck or POD, by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Continued violations may result in additional action including fining and/or legal action at the expense of the unit owner and/or vehicle owner, whichever is applicable.

A resident does not have the authority or right to have a vehicle towed when the subject vehicle is parked in that resident's reserved parking space/carport without permission. The resident is to contact management in writing, and the proper violation process will commence during regular office hours. Such a request is not considered an emergency, and will not be responded to after hours. After a 24-hour notice is placed on the vehicle and/or the owner of the vehicle is notified in writing, the vehicle may be towed.

REFERENCE:

6.2 Limited Common Elements

(a.) Automobile Parking and Storage Space. The Developer reserves the right to assign covered parking spaces to each Unit which includes a storage space area (the parking space together with the storage space is collectively referred to as the "Assigned Parking Space)...

12.7 Prohibited Vehicles. No commercial trucks or vans or other commercial vehicles shall be parked on Condominium Property except with the written consent of the Board of Directors of the Association. It is acknowledged that there are pickup trucks and vans that are not used for commercial purposes, but are family vehicles. It is not intended that such noncommercial, family vehicles be prohibited. A commercial vehicle is one with lettering or display on it or is used in a trade or business. No campers, recreation vehicles, boats or boat trailers may be parked on the Condominium Property. Motorcycles may be parked on the Condominium Property...

Commercial Vehicle Definition

A commercial vehicle shall include any one or more of the following:

Fleet vehicles, including vehicles with numbers on them, or other vehicles used for business or trade. These include but are not limited to vans, coaches, buses, taxis, box trucks, hearses, limousines, construction or agricultural vehicles.

A vehicle with numbers, lettering, display or advertising, including magnetic signage

Company cars depending on the make, model and use.

A vehicle with dual rear axels

Commercial vehicles may carry products or goods for a business or passengers, such as seats to transport more than eight passengers for money, or seats to transport more than 15 passengers, not for money.

A vehicle containing flammable or hazardous materials

A vehicle used for providing services to another person or entity for a fee or profit

A vehicle containing ladders, racks, fixed hardware or extended panels.

A vehicle with curb weight over 6,001 pounds (2,722 kg)

A vehicle that requires Commercial vehicle insurance and/or a Commercial Driver's license (CDL) or Class E license.

Handicap accessible and law enforcement vehicles are not considered commercial vehicles.