

Brandon Ridge – Vehicle & Parking Policy

Effective Date: March 1, 2026

Approved by: Board of Directors, Brandon Ridge HOA

1. General Parking Rules

1.1 No Obstruction of Emergency Access

Vehicles must not block the ingress or egress of emergency service vehicles (e.g., fire, ambulance, police). Any vehicle creating a safety hazard or obstructing emergency access may be towed without notice at the owner's expense.

1.2 No Obstruction of Mailboxes

Vehicles must not block or restrict access to community mailboxes. The U.S. Postal Service requires clear, unobstructed access for mail delivery. Violations may result in towing at the owner's expense.

1.3 Parking on Paved Surfaces Only

All vehicles must be parked entirely on paved surfaces. Parking on lawns, landscaped areas, or unpaved ground is strictly prohibited.

1.4 Designated "No Parking" Areas

Areas marked with "No Parking" signs or designated by painted curbs or pavement markings are strictly off-limits. Violations are subject to immediate towing at the owner's expense.

2. Vehicle Condition Requirements

2.1 Operational and Licensed Vehicles Only

All vehicles must be in operating condition, display current registration tags, and have up-to-date safety or emissions inspections, as required by local or state law.

2.2 No Abandoned or Stored Vehicles

Vehicles must appear in regular use. Any vehicle that appears abandoned, in disrepair, or stored (i.e., not moved for extended periods) may be subject to enforcement action, including removal from the premises.

3. Enforcement and Towing

3.1 Authority to Enforce

The HOA Board of Directors and its designated agents reserve the right to enforce this policy, including requesting the removal of any vehicle deemed in violation.

3.2 Towing Policy

Any vehicle found in violation of these rules may be towed at the owner's expense without additional warning. Reasons for towing include, but are not limited to:

- Obstructing emergency access
- Blocking driveways or mailboxes
- Parking in designated "No Parking" areas
- Parking off paved surfaces
- Appearing abandoned or inoperable

3.3 Resident Cooperation

Residents are expected to cooperate with HOA requests to move or remove vehicles to maintain safety and access for all community members.

4. Restrictions on Non-Passenger Vehicles and Equipment

4.1 Prohibited Vehicle Types

Parking trailers, boats, recreational vehicles (RVs), campers, storage containers or pods, commercial trucks, or other equipment not commonly classified as a standard passenger vehicle is strictly prohibited on private roads and in common areas.

4.2 Definition of Passenger Vehicle

A "passenger vehicle" is defined as a standard car, SUV, minivan, or pickup truck used for personal transportation and of a size appropriate for residential parking spaces.

4.3 Temporary Exceptions

Temporary parking of prohibited items may be allowed only with prior written approval from the HOA and for a clearly defined time period (e.g., moving day, short-term delivery or storage). Without approval, violations are subject to immediate towing or removal at the owner's expense.