

Arbor Trace Homeowners Association of Indian River County, Inc.
c/o Keystone Property Management Group, Inc.
780 U.S. Hwy. 1, Suite 300
Vero Beach, FL 32962
(772)569-7928

Parking and Vehicular Restrictions Policy

This policy applies to every owner (member) and occupant of each lot within Arbor Trace as well as their guests, lessees and invitees.

Only registered vehicles (subject to the restrictions within this policy) are permitted within Arbor Trace and only licensed operators are permitted to operate such vehicles within Arbor Trace. Golf carts and Low-speed vehicles are prohibited within Arbor Trace.

Overnight parking within Arbor Trace is restricted to private automobiles and passenger-type vans, jeeps and pick-up trucks having a capacity of no more than one (1) ton, and only within the parking areas designed or designated for such purpose which includes members' lots and common area streets. The Board of Directors, at its sole discretion, may designate, for the benefit of the community, in whole or part, any section of common areas, including streets, as non-parking areas.

It is prohibited to park automobiles, trucks, trailers, boats, recreation vehicles, motor cycles, or other vehicles on sidewalks or in such a manner that prevents unobstructed access and use of sidewalks within Arbor Trace.

It is prohibited to park automobiles, trucks, trailers, boats, recreation vehicles, motor cycles, or other vehicles on any part of the turf between the sidewalks and curb and on common areas located at Phase I and Phase II lakes within Arbor Trace.

It is prohibited to park automobiles, trucks, trailers, boats, recreation vehicles, motor cycles, or other vehicles on any part of the common area street between the two islands located on the easterly cul de sac on 5th Place in Arbor Trace. This space was designed solely to provide driveway egress for abutting driveways and for emergency vehicle use.

It is prohibited to park automobiles, trucks, trailers, boats, recreation vehicles, motor cycles, or other vehicles closer than one car length from any Stop sign within Arbor Trace.

All vehicles shall be parked parallel to the curb and in the direction of traffic flow. Double parking of vehicles is not permitted. Double parking includes vehicles parked parallel to each other whether side by side or parked across the street from each other. Vehicles shall not be parked in a manner that blocks access to driveways and mail boxes. Vehicles shall not be parked on any street within Arbor Trace in such a manner as to block access, or make access difficult, by emergency vehicles, garbage/recycle/yard waste trucks, postal delivery trucks, etc.

It is not permitted to store any vehicles on any street or lot within Arbor Trace even if the vehicle is registered and operational. The decision as to whether a vehicle is being stored shall be made at the discretion of the Board of Directors.

No member shall conduct repairs (except in an emergency) or restorations of any motor vehicle, or other vehicle, upon any portion of the member's lot or any common area, except in an enclosed garage with the doors closed at all times.

No commercial vehicles, or personal campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, shall be permitted to be parked or to be stored at any place within Arbor Trace except in fully enclosed garages. Commercial vehicles shall mean those which are not designed and used for customary, personal/family purpose, and those which contain commercial lettering. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. The prohibitions on parking contained above in this section shall not apply to temporary parking of commercial vehicles such as for construction use or providing pick-up and delivery and other commercial services for members of the Association.

No member shall keep any vehicle on the common areas which is deemed a nuisance by the Board.

Subject to applicable laws and ordinances, any vehicle parked in violation of this policy or any other restriction within the Arbor Trace Governing Documents, including Covenants, Bylaws, Policies and Summary of Restrictions may be towed by the Association at the sole expense of the owner of such vehicle which remains in violation for a period of forty-eight (48) hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For the purposes of this paragraph, "vehicle" shall also mean campers, mobile homes, trailers, boats, golf carts, low-speed vehicles, recreational vehicles, or any other vehicle referred to in this policy. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

Initially Board Approved January 25, 2018, Updates to include the prohibition of low-speed vehicles approved April 29, 2019

H. Skip Heroux – President
Denis Brunt – Vice President
John Vicenti –Treasurer
Louise Slattery - Secretary
Eric Vanderlaan – Director