

**LAUDERDALE OAKS**  
**PARKING AND EV RULES AND REGULATIONS**     **2/10/25**

Listed below are the Parking Rules and Regulations for Lauderdale Oaks. These rules are to help control unauthorized access and abusive parking behaviors. All sub-association presidents must enforce these rules without exception.

1. Vehicles must be driven by a state/country regulated licensed/permitted person.
2. Vehicles must maintain a current license plate/tag.
3. **Due to inability to read parking decals through tinted rear windows. All residents are now required to display the parking decal placed on the outside of the lower left corner on the driver's side rear window.** The decals will be issued to legitimate owners and tenants (with a current signed lease). Parking decals, for each building, are issued from the sub association president or a delegated representative of the board. Parking decals will only be issued after the sub association has confirmed residency and approved the owner/tenant for a parking decal. One decal per owner unless the sub-association has determined otherwise. Full or part-time residency in the Lauderdale Oaks Community is a requirement to acquire a decal. Vehicle registration and proof of ownership or lease of a condominium unit at Lauderdale Oaks is required to get a decal. Sub associations will confirm Lauderdale Oaks residency and vehicle registration.

**Note: Florida law requires that new, permanent residents of Florida must acquire a Florida driver's license and title their vehicle in the state of Florida within 30 days of the owner either becoming employed, placing children in public school or establishing residency in Florida. Residents who have company cars and their vehicles are registered elsewhere are exempt from their vehicle displaying their Lauderdale Oaks residence address.**

4. Visitor parking overnight (beyond midnight) must have a guest pass displayed and visible through the windshield while on Lauderdale Oaks grounds. Visitors must only park in a Guest parking spot. The Guest Parking Pass will specify the building number of the sub-association and where the guest should park. Parking elsewhere will result in the visitor's vehicle being towed. Visitor parking is limited to 30 nonconsecutive days within the calendar year. Visitor

parking beyond the 30-day nonconsecutive term will result in the vehicle being towed unless an exception is granted by the sub-association. Expired guest parking passes must be returned to the sub associations.

5. Vehicles must remain in mechanically operable condition. Vehicles should be free of rust holes and fluid leaks. Vinyl or cloth type roofs, whether partial or whole must be maintained in good physical condition. Vehicles with flat tires, broken windows, any other visible damage or are inoperative must be removed. All vehicle repair work is prohibited on the property, except for the use of jumper cables or changing a flat tire.
6. All vehicles must be parked within the paved parking areas and only within the confines of the two white lines so as to use only one parking space. Any vehicle parked in more than one space will be towed at the owner's/operator's risk and expense. Vehicles (and any part thereof) are not allowed to extend beyond the white lines. No double parking is permitted.
7. No backing into parking spaces where the exhaust from the vehicle can affect people's wellbeing i.e., in front or in proximity to apartment doors. Or where the exhaust could create a fire hazard. For example, vehicles parked near landscaping, buildings and or structures that are flammable. All vehicles are to be parked "nose in" in all parking spaces both assigned and guest with the license plate visible.
8. Commercial vehicles as defined below are not permitted to be parked on Lauderdale Oaks property overnight unless necessary and/or with prior approval of LOMC i.e., commercial vehicles that have been issued a parking decal prior to the publication of these rules. Commercial vehicles on the premises for approved business are exempt during the day and night with prior authorization.

The following has been defined by Lauderdale Oaks as a commercial vehicle:

- A. Any vehicle bearing decals, lettering or signage of any type of business.
  - B. Any vehicle that has a commercial license plate or has a capacity of more than one ton.
  - C. Any vehicle carrying signage or advertising or any heavy equipment for a business.
  - D. Any vehicle with a ladder therein or attached thereto.
9. For Sale signs are not permitted to be displayed in or on any vehicle.
  10. Vans are allowed to be parked on the property provided they have windows on all four sides (driver, passenger, sides and rear), i.e., passenger vans.
  11. SUVs and Pick-ups are permitted but only if they do not extend beyond the length of the parking space. All SUVs and Pick-up trucks are limited to passenger use only. Dual rear wheeled trucks are not permitted on the property, other than for contractors performing work

on Lauderdale Oaks premises during the daytime only unless necessary or special exceptions (to be determined by LOMC) after dark.

12. The Clubhouse Parking lot immediately north, of the clubhouse, at the 47th Terrace entrance is to be designated for the following:

- A. Storage and or parking of any trailer or recreational vehicle is limited to two (2) weeks per year, upon approval from the executive board or property manager. A parking pass must be obtained from the property manager's office.
- B. RVs must be parked here as they cannot meet the restriction requirement of paragraph 6 (size of parking spot). Cargo vans and commercial vehicles must park here as well with prior permission from LOMC.
- C. This parking lot can also be used for parking for LOMC events except for the spaces that have been dedicated for overflow parking for buildings 1 and 2.

13. **No commercial activities** are permitted in parking areas nor on LOMC property.

Example: selling used cars or holding a car wash fund-raiser.

14. No loitering or sleeping in any vehicle at any time.

15. The Rules that apply to cars also apply to motorcycles with respect to parking and repairs.

16. Any vehicle parked illegally will be towed, without warning.

17. Any vehicle displaying a fake or copied parking decal will be towed without warning.

18. Any vehicle illegally parked in an owner's parking spot is subject to be towed without warning.

19. No overnight parking at the Clubhouse without prior approval.

20. Sub-Association Presidents or their delegates will advise the LOMC office or Security of any suspect or illegally parked vehicles. Only LOMC's Security provider, LOMC's Manager, the President or his/her designated representative can authorize a vehicle to be towed. **Note: If the request to tow a vehicle is outside of security's normal operating hours the vehicle will be towed during security's next shift.**

21. The presidents of the sub-associations or their representative shall support and enforce LOMC's Parking Rules and Regulations.

22. Sub-Associations are responsible for keeping a list of the vehicles which are authorized to park in their parking lots i.e., vehicles of legitimate residents and their guests.

### **Interference and Blocking**

No vehicle may be parked in any location within the community that interferes with access by any person to his/her unit.

## **Vehicle Repairs**

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting and/or servicing of any kind of vehicle including but not limited to oil changes, antifreeze and/or any other liquid changes, may be performed or conducted in the community.

No vehicle shall be suspended off the ground on blocks or supports of any kind for any reason within the community.

Any damage caused in the community as a result of oil and/or cooling system leaks shall be remedied at the responsible person's/ owner's/ operator's expense. Failure to pay such expenses may result in legal action, fines and/or a lien on the responsible person's/ owner's/ operator's property and/or the property of the pertinent owner/lessor.

## **LOMC EV CHARGER'S RULES**

- Register at the Club House to use one of the LOMC chargers.
- Must be a resident or long-term tenant to be eligible to use the LOMC EV charger.
- Proof will be required, this can be, but is not limited to your utility bill, tax bill, rental agreement or other document that indicates residency in the community.
- A form from the HWISEL company must be completed at the LOMC office to confirm that you are eligible to use the EV chargers.
- An RFID card is required to utilize the charging stations for a thirty-dollar (\$ 30.00) fee payable by cash or check made out to LOMC. A document explaining the use of the charger will be provided along with the RFID card.
- Each vehicle will be limited to a three (3) hour maximum at the charging station.
- When the charging unit has completed the process an email notification will automatically be issued.
- If the vehicle has not vacated the charging station within fifteen (15) minutes of the completion of the charge and receipt of the email, a surcharge of fifty (\$0.50) per minute will be added to the account.

**NOTE: IN COMPLIANCE WITH FIRE DEPARTMENT RULES AND REGULATIONS NO ELECTRIC VEHICLES ARE PERMITTED TO BE CHARGED BY UTILIZING CHARGING CORDS. THEY ARE TO BE CHARGED AT THE APPROVED EV CHARGING STATIONS**

**ONLY. ANY VIOLATION OF THIS RULE WILL BE REPORTED TO THE AUTHORITIES FOR ENFORCEMENT ACTION AND POSSIBLE FINES.**

**Permitted Trucks, Sport Utility Vehicles and Permitted Vans**

The following trucks, sport utility vehicles and vans are permitted to be parked in parking spaces in the community:

Pickup trucks of ½ ton capacity or less. Pick-up trucks with toolboxes are allowed as long as the box is permanently installed in the bed of the truck.

- A.** Sport utility vehicles (such as Lincoln Navigator or Ford Explorer} or Sport Utility Pick up vehicles (such as Cadillac Escalade EXT or the Chevrolet Avalanche}, or similar makes and models
- B.** Passenger vans and minivans.
- C.** Any van with a current government issued handicap license plate or placard.

**Non-Permitted Trucks/Vans**

The following trucks and pick-up trucks are not permitted to be parked in the community:

- A.** Any Truck, except permitted pick-up trucks as set forth above.
- B.** Pick-up trucks in excess of ½ ton capacity.
- C.** Pick-up trucks with a rear axle with four tires.
- D.** Vehicles of any size or type with oversize tires (non-factory issued equipment}.
- E.** Vehicles of any size or type with visible work/trade related material in the cargo area.
- F.** Flatbed trucks, box trucks, cargo vans and panel vans.
- G.** Trucks and pick-up trucks with toppers that are not the same color as the truck and/or that extend higher than the roof line of the truck.
- H.** Vehicles of any size or type with external racks of any kind.
- I.** Vehicles of any size or type or lift higher than standard for factory equipment.
- J.** Any other commercial vehicle.

## ENFORCEMENT

These parking rules shall be enforced 24 hours a day 7 days a week, 365 days per year.

Any vehicle impermissibly parked within the community shall be subject to being towed. The community's right to tow is in addition to, and not in limitation of all other rights of the community.

If a vehicle is parked in a fire lane, is blocking another vehicle and/or access or is obstructing traffic and/or parked in a manner that is deemed unsafe, it will be towed immediately without notice.

All other parking violations of these rules will result in written notice being given by placing a notice on the vehicle advising as to the nature of the violation. If the violation is not remedied within 48 hours the vehicle will be towed. If the same vehicle is noted/found to have the same violation again within 6 months of the violation it will be towed without notice.

## DEFINITIONS

The following definitions apply to these rules and regulations. As to any term that is undefined herein, it shall carry its ordinary meaning as understood and used day to day.

**Automobiles:** A four wheeled vehicle powered by an engine/ motor used primarily for the transportation of people. For the purposes of these rules an automobile is any car with two to five doors. SUV's and jeeps may be considered automobiles for the purposes of these rules. However, Go-karts, dune buggies, golf carts, trucks, vans and ATVs shall not be considered automobiles.

**Abandoned Vehicle:** Any vehicle that does not appear to have moved from a parking space for a period of 3 days or more without prior notice. Indicia of an abandoned vehicle may be that it is inoperable or has an expired license tag for 5 calendar days or more.

**All-Terrain Vehicle:** ATV (also known as a quad, quad bike, three-wheeler or four-wheeler) is a vehicle that travels on three to four low pressure tires, with a seat that is straddled by the operator, along with handlebars used for steering control that is powered by an engine/motor with a displacement in excess of 50 cubic centimeters.

Though similarly operated like a motorcycle/moped, ATVs are primarily designed for off-road recreational purposes and are often times not street legal.

**Bicycle:** Any vehicle with 2 wheels and a seat for the operator that that designed to primarily be propelled by human power but may at times contain an electric battery-operated motor.

**Commercial Vehicle:** Shall mean any vehicle which (a) is used primarily for business/trade purposes (b) may display commercial lettering advertising a business entity or service and/or (c) displays an open carriage of pipes, racks, lumber, ladders, tools or other material and equipment normally used for trade/business purposes. For purposes of these rules, "commercial lettering", as referenced above, shall not include the name of any business or entity contained on a license plate frame or on a bumper sticker that is no greater than 1' foot long and 4" wide. Bumper stickers or signs advertising or endorsing political candidates or any branch of the U.S. Military shall not be considered commercial lettering.

For purposes of these rules, a cargo van, a bus, taxicab or vehicle with "livery license plates or is otherwise used to transport people for hire shall be deemed a commercial vehicle. Vehicles that are owned or used by any city, state, federal law enforcement agency or fire department, shall not be considered commercial vehicles for the purpose of this rule.

**Dune Buggy/ Beach Buggy:** A four-wheel recreation vehicle typically powered by a gasoline engine that is used primarily for use on sand dunes or beaches. Said vehicle is typically built on an open chassis.

**Go-Kart /Go-Cart:** A small four-wheel vehicle powered typically by either a two or four-stroke engine or electric motor that is primarily used for recreational purposes.

**Golf Cart:** A three or four wheeled vehicle typically propelled by a gasoline/electric motor/engine designed to carry two or more golfers and their golf gear.

**Go-Peds:** A gasoline, electric or battery-operated scooter in which the operator stands on a deck and steers with a handlebar.

**Inoperable Vehicle:** A vehicle incapable of moving on its own power at the time it is discovered for any reason including but not limited to battery/tire/engine failure.

**Junk Vehicle:** A vehicle that either cannot mechanically be operated on public streets or does not comply with state motor vehicle laws and regulations and therefore cannot be legally operated on public streets.

**Moped:** Any two- or three-wheel vehicle that is primarily designed to be propelled by an engine/motor whose displacement is no greater than 50 cubic centimeters, which has a seat or saddle for the use of the operator and handlebars for steering.

**Motorcycle:** Any two- or three-wheel vehicle powered by an engine/motor with a displacement greater than 50 cubic centimeters, having a seat or saddle for the use of the operator and handlebars for steering.

**Oversized Vehicle:** Is a vehicle that is too long or wide to fit within a standard parking space.

**Recreational Vehicle/RV:** Is a vehicle that is designed to be used primarily as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motor power or is mounted on or towed by another vehicle. This includes camping trailers, fifth-wheel trailers, motor homes, travel trailers and truck campers. This term also includes All Terrain Vehicles (ATV)

**Sport Utility Vehicles (SUV's):** A vehicle typically built on a lightweight truck chassis that is used primarily for the transportation of people. By way of example and not limitation SUV's include Ford Explorers, Jeep Cherokee, and Range Rovers. For purposes of these rules a Jeep may be considered an SUV.

**Trucks:** A vehicle designed primarily for the transportation of property. Said definition, by way of example and not limitation includes semi-trucks, any truck with an attached trailer, box trucks, tow trucks, pick-up trucks, and flatbed trucks.

**Van:** For purposes of these rules a van is a four wheeled vehicle powered by an engine/motor, typically built on a platform similar to a light truck which is designed to either transport passengers or cargo. For purposes of these rules a passenger van is a van designed to transport in excess of six people which contains rear passenger windows on each side of the vehicle, rear window(s) and permanently installed factory seating behind the driver with factory installed seat belts. A minivan is a van, no greater than six feet in height, which is designed to transport seven or less passengers, has rear window(s), passenger windows on each side of the vehicle and permanently installed factory seating with factory installed seat belts located behind the driver. A cargo van is any van that is designed to primarily transport property for commercial/trade purposes. A panel van is a type of rigid-bodied non articulated van that contains no rear-side windows.



**Vehicle:** Is any device with a motor or an engine designed to transport people or property. By way of example and without limitation this would include automobiles, trucks, motorcycles, mopeds, golf carts and bicycles.

### **Commercial Vehicles**

No commercial vehicles of any kind may be parked in the community. Commercial vehicles shall mean those vehicles as defined above.

Commercial vehicles that have been contracted to enter the community to affect temporary services/ repairs/ pickups/ deliveries and the like may park within the community long enough to accomplish its needs/ intended purpose. Likewise, nothing herein shall prohibit the temporary parking of any moving truck that is being used to move a resident.

### **Recreational Vehicles/Other**

No recreational vehicles and/or self-contained recreational vehicles (either with its own motor or pulled), boats, boat accessories, taxicabs, trailers, campers, camping trailers, mobile homes, motor homes, house trailers and trailers of every other description, other large vehicles, boats, boat trailers, horse trailers, ATVs, all-terrain vehicles and dune buggies/ go carts of any kind may be parked in the community without following the preceding rules and regulations.

### **Inoperable, Unlicensed, Unregistered, Oversized And Abandoned Vehicles**

No abandoned vehicles, junk, inoperable, oversized unlicensed, unregistered vehicles, vehicles of any kind with expired tags/license/registration of any kind shall be stored/parked within the community.

## **MISCELLANEOUS RULES**

- All covered vehicles in the community must display a visible current license tag.
- Any other vehicle not addressed by these rules shall not be permitted to be parked anywhere within the community except without the express written consent of LOMC. As such, all owners and residents are advised to consult with LOMC prior to purchasing and/or bringing into the community any type of vehicle other than a passenger car inasmuch as such other type of vehicle may not be permitted to be kept within the community. Motorized wheelchairs, personal mobility scooters and the like that are used for the primary purpose of assisting

those who are unable to walk shall not be subject to these rules or be considered a vehicle.

- In the event any portion of these rules and regulations conflict with the Declaration, the provisions of the Declaration shall control and supersede any such conflicting provision. However, these rules shall supersede and replace all other previous parking rules and regulations which are in direct conflict with the rules set forth herein.