



Verona Trace Homeowners Association, Inc.

c/o Keystone Property Management Group  
780 US Highway 1, Suite 300  
Vero Beach, FL 32962

## VEHICULAR TOWING POLICY

In addition to other remedies provided to Verona Trace Homeowners Association, Inc. with regard to compliance with the Governing Documents, including, but not limited to fines and legal recourse, the following Vehicular Towing Policy, effective 03/25/2022, has been adopted by the Verona Trace Board of Directors:

PURSUANT TO THE DECLARATION FOR VERONA TRACE:

**Section 14.48 Visibility on Corners.** Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the ACC and governmental agencies. No vehicles, objects, walls, hedges, shrubs or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

**Section 14.5.1 Parking:** Owners' automobiles shall be parked in the garage or driveway, if provided, and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of Verona Trace or a Lot except on the surfaced parking area thereof. All lawn maintenance vehicles shall park on the driveway of the Home and not in the roadway or swale. To the extent Verona Trace has any guest parking, Owners are prohibited from parking in such guest parking spaces. No vehicles used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than three-quarter (3/4) ton shall be parked in Verona Trace except during the period of a delivery. Recreational vehicles, personal street vans, personal trucks of three-quarter (3/4) ton capacity or smaller, and personal vehicles that can be appropriately parked within the driveway of a Home (not blocking the sidewalk) may be parked in Verona Trace.

**Section 14.5.3 Prohibited Vehicles:** No commercial vehicle, limousines, recreational vehicle, boat, trailer including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept within Verona Trace except in the garage of a Home. The term commercial vehicle shall not be deemed to include law enforcement vehicles or recreational or utility vehicles (i.e., Broncos™, Blazers™, Explorers™, Navigators™, etc.) or clean "non- working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation. Notwithstanding any other provision in this Declaration to the contrary, the foregoing provisions shall not apply to construction vehicles in connection with the construction, improvement, installation, or repair by Developer or Builder of Homes, the Club, Common Areas, or any other Verona Trace facility. No vehicles displaying commercial advertising shall be parked within the public view. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere on Verona Trace. For any Owner who drives an automobile issued by the County or other governmental entity (i.e., police cars), such automobile shall

**not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Home. No vehicle shall be used as a domicile or residence either temporarily or permanently. No vehicles with expired registration or license plates may be kept within public view anywhere on Verona Trace.**

NOW, THEREFORE, the Board of Directors hereby adopts the following towing policy for violation(s) of the Declaration provisions cited above and any and all other applicable use restrictions, rules and regulations applicable to Verona Trace as amended from time to time ("Regulations"):

**TOWING POLICY:**

In the event a vehicle is in violation of the applicable Regulations, and in addition to any and all other legal and equitable remedies available pursuant to the Verona Trace governing documents and Florida law, the Association or its designee may proceed as follows:

1. Except as otherwise provided below, one (1) written Warning Notice is to be provided by the Association to the parking violator.
  - A. The Warning Notice will reference the specific violation(s) of the Regulations observed by the Association or its designee;
  - B. The Warning Notice will reference date and time the violation was observed by the Association or applicable designee(s);
  - C. The Warning Notice will notify the parking violator that if the violation is not remedied by a specified date and time, that the Association may have the vehicle towed at the vehicle owner's expense.
2. Except in the event of an emergency or immediate safety hazard, or in the event the vehicle is blocking the driveway of another residence, a 24-hour grace period for first offenses will be provided to the violator to rectify the parking violation.
3. Thereafter, if the parking violator has failed to cure the violation, the vehicle will be towed at owner's expense by: Charlie's Towing, 556 1st St, Vero Beach, FL 32962; Phone #: 772-562-6414
4. Notwithstanding the foregoing to the contrary, in the event a parking violation is blocking ingress/egress to another residence, the violation creates an immediate safety hazard, or the vehicle must be removed due to any other emergency as reasonably determined by the Association, the Association or its designee will reasonably attempt to provide the parking violator with written or verbal notice of the parking violation and request to move the vehicle if reasonably able under the circumstances. However, in such circumstances, the Association may have the vehicle towed with less than twenty-four hours' notice, or with no notice, if the Association determines it is necessary in its reasonable business discretion.
5. No additional warning or notice of towing will be required by the Association or its designee for towing a vehicle in violation of the Regulations from any of the Verona Trace common areas in which signage complying with Section 715.07, Florida Statutes, is posted in accordance with Florida law.
6. In the event a parking violator has committed the same parking violation within six (6) months of the first violation, the Association or its designee may, but is not required to, provide additional written tow warning notices as provided in this policy or provide a shorter period of time to cure the violation(s) before authorizing the vehicle to be towed.

Approved at the 03/24/2022 Verona Trace Board of Directors Meeting