

Indian Key HOA

This document is an Indian Key HOA specific adaptation of an article that the Coral Bay CDD originally published in the Coral Bay Buzz in the October 2013 Issue.

Parking in Coral Bay

- **Fact:** The original developers built Coral Bay with narrow streets; these conditions existed when every resident of Coral Bay moved in.
- **Fact:** Coral Bay is a community of single family homes. Each house in Coral Bay has parking, as required by law, in the garage and driveway to meet the needs of the maximum number of adults intended to live there.
- **Fact:** The City of Margate and the State of Florida have rules and regulations that apply to parking in general, and therefore to Coral Bay as well.

Coral Bay has rules governing parking on District Property. These rules may be found in Section 2 of the "Amended and Restated Rules Governing the Use of the Recreational and Other District Facilities of the Coral Bay Community Development District" available on www.coralbaycdd.com or by visiting the Office. The following summarizes Coral Bay's rules:

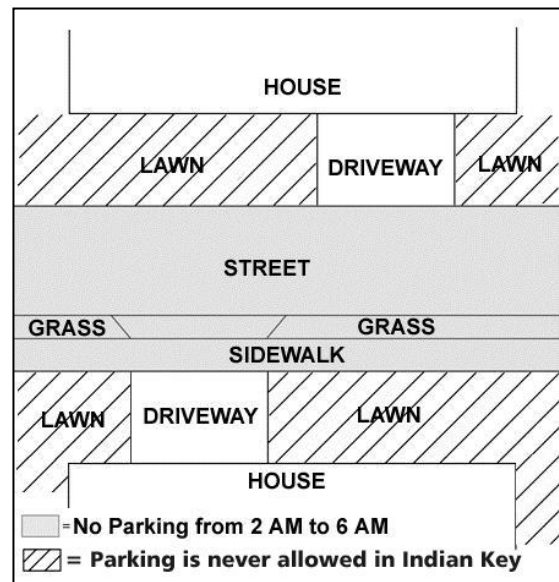
When and Where parking is NEVER allowed:

- Parking is **never** permitted on **NON-paved District property**, including, but not limited to landscaped areas.
- Parking is **never** permitted on your lawn or yard. **Parking in these areas is a violation of Indian Key's rules. The Indian Key HOA can fine you for violating this rule.**

When and Where LIMITED parking IS allowed:

- Between the hours of 2AM and 6 AM you **cannot** park on **any** District-owned streets, roadways, sidewalks, and rights-of-way. Any vehicle with two wheels more than 1 (one) foot on District property is considered to be in violation
- Violators get ONE warning that remains in effect for 1 year from time that warning is issued. All warnings are photo documented. Subsequent violations will result in the vehicle being towed at the owner's expense. All tows are photo documented.
- Overnight, all of your vehicles must be parked either in the garage or on the driveway. The picture at the top of the column to the right illustrates two properties in Coral Bay, one with a sidewalk and one without a sidewalk. This picture shows where it is OK and Not OK to park between 2 AM and 6 AM.

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- You **can** park at the Tennis Court or Tot Lot between 2 AM and 6 AM, but **while these park areas are open**, as posted in each parking lot, **parking is limited to 2 (two) consecutive hours.**
- You **cannot** park at the clubhouse from 10 PM, the time that the clubhouse facility closes, until 7 AM, when the clubhouse facility opens.

If you have questions or concerns about Coral Bay's parking rules, please contact Julio Padilla at 954-721-8681 x 213.

If you have questions or concerns about Indian Key's rules, please contact Benchmark Property Management at 954-344-5353, x 7216.

In addition, standard City of Margate and State of Florida parking regulations apply at all times and are subject to enforcement by the City of Margate Police Department:

- In general, every vehicle stopped or parked where parking is permitted should be parked with the right wheels within 12 inches of the right-hand curb.
- Parked vehicles can never block a sidewalk.
- Parked vehicles cannot block your neighbors' driveways.
- A vehicle parked so that there is less than ten feet of the roadway for free movement of vehicular traffic, in particular emergency traffic, is illegally parked.
- Because Coral Bay's swales are so narrow you cannot legally park on the swale.
- Respect your neighbors. Leave room for them to get in and out of their driveways and have access to their mailbox.
- If you have guests, make sure that they parked legally and in a way that respects your neighbors.

If you have concerns about vehicles parked illegally under City or State law, please contact the Margate Police Department at 954-973-7222. 🚓