

Whitemarsh Reserve — Three Important Parking Rules (Professional Notice)

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Why this notice

To keep roads clear and safe—and to match our Declaration and Florida law—please follow the three rules below.

Rule 1 — Where you may park during the day

- Park in your garage or driveway whenever possible.
- Pool parking lot: residents and guests may park during the day when using the pool, cabana, playground, or mailbox area.
- There are no marked guest-only spaces in the community.

Rule 2 — What is never allowed

- Do not park on or block sidewalks, bike paths, or grass swales.
- Do not block mailboxes, driveways, hydrants, or emergency access.
- Boats, trailers, RVs, and oversize or commercial-advertised vehicles may not be parked outside a closed garage.
- Inoperable or unsafe vehicles may not remain outside a garage for more than 12 hours.

Rule 3 — Overnight or extended parking

- Pool lot overnight or longer than day-use requires advance approval and a permit from the management company. Display the permit on the dashboard.
- Standard limit is up to 2 nights per month per home unless a hardship exception is approved by management.
- Vehicles without a required permit, or that violate these rules, may be cited and subject to fines. Towing from HOA-controlled property will follow Florida Statutes §715.07 and posted tow-away signage.

Other reminders

- Use your garage first whenever practical to reduce congestion on HOA private roads.
- Be courteous when parking near neighbors' driveways and mailbox clusters.

Legal references and resources (for your records)

- Florida Statutes §715.07 — Private property towing requirements (signage, notice, tow company info).
- Florida Statutes §720.3075(3)(d)–(e) — HOA may not prohibit personal/work vehicles in an owner's driveway where otherwise lawful; enforcement focuses on HOA-controlled areas.
- Whitemarsh Reserve Declaration — parking/use restrictions; Board authority to adopt and enforce reasonable rules for Common Areas.

These are the most important rules about parking. A full list of regulations is in the Use Restrictions and the Rules and Enforcement Policy.