

VISTA COMMONS AT HERITAGE BAY ASSOCIATION, INC.
PARKING & TOWING POLICY ADOPTED FEBRUARY 2023

Vehicular and Parking Violations

Parking enforcement in the Vista Commons at Heritage Bay Association, Inc. parking lot(s) are monitored from time to time by Naples Parking Enforcement. Vehicles in violation, as identified by the Association, and its Designated Agent(s) may be subject tow at the owner's expense without notice. The parking lot(s) within the Vista Community is private property and governed under the deed restrictions and adopted rules/regulations. Parking in the Vista Community consists of dedicated assigned parking spots (one per unit) and an open guest spot if there is a second driver.

Subject to Tow without notice:

- (1) No parking shall be permitted on any street contained within the community except designated parking areas specifically authorized for street parking by the Association. This authorization also extends to approved, registered vehicles that display an approved Guest Pass. Vehicles or motorcycles parked on any street outside of a parking space is subject to tow.
- (2) Inoperable or unlicensed vehicles, vehicles soiling the asphalt or derelict are not permitted to park in lot for more than 48 hours.
- (3) Vehicles parked overnight in the pool parking lot without first obtaining prior written permission is subject to tow.
- (4) Vehicles parked in landscaped areas are subject to tow.
- (5) Commercial vehicles, even if servicing a parcel, and are parked in the parking lot overnight without registering are subject to tow.
- (6) Vehicles bearing decals or wraps regardless of their size are deemed a commercial vehicle and subject to tow.
- (7) No boats, jet skis, wave runners, boat trailers, trailers of any kind, campers, motor homes, mobile homes, truck campers, buses, limousines, or other similar type vehicles shall be permitted in the lot and subject to tow.
- (8) Vehicles parked in the lot overnight, parked outside of a designated spot in another assigned spot are subject to tow.
- (9) Vehicles parked in the lot that have not be registered with the association are subject to tow.
- (10) Vehicles parked in the lot in a designated handicap spot without displaying a valid handicapped placard or licensed plate are subject to tow.
- (11) Moving PODS are allowed, subject to prior approval of from the Association, for a maximum of 7- days. PODs must be parked in the designated marked spot for the unit being serviced and must fit within the confines of the assigned parking space and not encroach neighboring parking spots.

(12) All vehicles registered with, and approved by the Association, must park in the designated area(s) assigned to the respective unit. Those vehicles must fit within the confines of those parking areas and are not permitted to unreasonably extend over the sidewalks or conversely extend over the swale hindering the flow of traffic through the community. Vehicles may also not encroach on any of the surrounding parking areas, including handicapped spaces.

(13) Motorcycles can't be double parked in the same parking spot or will be subject to tow.

Please refer to the Homeowners' Association Rules and Regulations for more information regarding parking restrictions

Towing is subject to and governed by the following:

Collier Statute Chapter 26, Article 5, Section 26-230: Tow truck or immobilization companies may recover, tow, immobilize or remove a vehicle/vessel based upon a private property impound without the prior express instruction of the vehicle/vessel owner or authorized driver, upon the prior express instruction of a real property owner or his authorized agent on whose property the vehicle/vessel is disabled, abandoned or parked without authorization or whose vehicle/vessel owner or authorized agent is unwilling or unable to remove the vehicle/vessel, provided that the requirements of this article are satisfied. All companies providing private property towing and/or immobilization in Collier County must have their storage facility (tow truck companies only) and an office located within the county. Further, any towed or removed vehicle or vessel must be stored at a site within a 10-mile radius of the point of removal within the county boundaries.

"Collier County Non-Consent Towing, Private Property Towing, Immobilization and Storage of Vehicles Ordinance". (Ord. No. 2008-47, § 1; Ord. No. 2009-60, § 1) Florida Statute 715.07 Vehicles or vessels parked on private property, towing.

For a vehicle towed at the Heritage Bay Vistas Community Parking lot(s):
