

Ocean Hammock Property Owners Association

Parking Rules & Regulations

The Ocean Hammock Board of Directors has established the following Parking Rules and Regulations with the following goals in mind:

- To ensure the safe flow of vehicle, pedestrian and emergency traffic throughout our community.
- To ensure that construction and other commercial vehicles do not inhibit the flow of traffic while conducting business within our Community.
- To accommodate street parking needs deemed appropriate by the OHPOA, so long as this parking does not inhibit the flow of normal traffic, or an emergency response by Police, Fire, or any other emergency vehicle.
- To ensure the parking of vehicles does not detract from the single family residential characteristics of the individual villages that make up our Community.

None of the following rules are intended to supersede any Florida Statute concerning prohibited parking or any laws pertaining to handicap parking, obstruction of traffic or blocking a fire hydrant.

General Rules

- **All vehicles in violation of these rules and regulations will be subject to towing at the owner's expense without notice pursuant to Florida law.**
- No street parking will be allowed at any time where no parking signs have been installed.
- No parking will be allowed adjacent to or within 50 feet of islands or traffic circles.
- No parking will be allowed on the following streets under any circumstances: Hotel Trace, Ocean Way, Northshore Avenue between Ocean Oaks and house #44 and #45, Hammock Beach Parkway from house #33 to Hammock Beach Circle, Cinnamon Beach Way through the condominiums, and Kingfisher Lane from house #5 and #6 to the corner of Ocean Way.
- No vehicle shall block any portion of a sidewalk, inhibiting pedestrian traffic, or extend onto the curbside of the street when parked in a driveway.
- No vehicles will be permitted to park on the street overnight (between 11 p.m. and 7 a.m.), including the Ocean Ridge Blvd. median locations, unless an exception is provided for elsewhere in this document.
- Vehicles parked on the street must be parked adjacent to the curb and facing the direction traffic flows. Vehicles may not park on both sides of the street unless they are at least one car length apart .

- No vehicle may be parked on the street that would interfere with a homeowner's ability to access their street or driveway.
- No buses will be allowed entry to the Community.
- Cinnamon Beach Recreation will have four designated spaces for 5 minute drop off/pickup; two by the ocean pool and two by the lakeside pool. During the busy season from Memorial Day through Labor Day, as well as during other Holiday periods, there will be no parking on Cinnamon Beach Lane from Cinnamon Beach Place to the south cul-de-sac.

Single Family Residences

- The Association requests Owners park their vehicles in their garage and that the garage doors be closed at all times. Throughout the community, the maximum number of vehicles that may be parked outside overnight (between 11 p.m. and 7 a.m.) at any home cannot exceed four (4) vehicles, provided adequate parking space exists. Regardless of where located, all driveway parking must be in an orderly fashion, must not extend over the sidewalk and must comply with all other rules in this document. The intent of this regulation is to ensure we maintain the single family characteristics of our Community.
- In the event the garage or driveway cannot be utilized due to work (e.g. driveway sealing, etc.) at their residence, the Owner should contact the Property Manager and Security in advance, and overnight street parking accommodations will be made only as necessary and only for the period of time the driveway is unavailable.
- If an Owner is having an event at their residence with a large number of guests or an event where guests will be staying beyond 11 p.m., the Owner should contact Security in advance for the rover's benefit. In such cases the Owner must insure their guests park according to the rules and regulations in this document.
- Vehicles parked at a residence must always park on the driveway. There can be no parking on the lawn or on other areas not meant for parking. Vehicles parked in the driveway cannot block sidewalks, and must always be parked in the same direction.

Construction, Commercial and Service Personnel

- Vehicles of these personnel are permitted within the Community at the following times unless performing emergency repairs (i.e. gas, water, A/C, etc.): Monday through Friday between 7 a.m. – 7 p.m., and on Saturday from 8 a.m. – 5 p.m.
- Parking on the worksite itself is preferable. Use of vacant lots is only permitted if the lot Owner's permission was submitted to the ARB in advance.