

VILLAS OF BABCOCK (SUMMERWIND) HOMEOWNERS ASSOCIATION, INC.

2026 PARKING RULES & REGULATIONS

Effective: March 1st, 2026

SECTION 1 - GENERAL PARKING RULES

1.1 Definition of a Visitor Vehicle: Any vehicle parked in Street or Visitor Parking for five (5) consecutive days or fewer is considered a visitor vehicle. Vehicles parked longer than five consecutive days in these areas without approval are prohibited.

1.2 Visitor Parking Only & Validation

- Street and Visitor Parking is for GUESTS ONLY, 24 hours a day, 7 days a week.
- Residents, Owners, and Tenants must park in their garage or driveway.
- All visitor vehicles parking between 11:00 PM and 7:00 AM must be validated through the PARQKING App by scanning the QR Code on posted signs at the end of the street or visitor parking.
- Guests must provide the license plate of the visiting vehicle, contact information, and credit card information to process the validation payment.
- **Validation Hours (11:00 PM - 7:00 AM):** The cost is \$5 per vehicle.
- **Free Parking (7:00 AM - 11:00 PM):** Free for visitors, and NO validation is required.
- Parking fees are the responsibility of the visiting guest.
- Payment authorizes parking in any designated visitor space or approved street parking area with posted signage, but does not reserve a specific space.
- A validated visitor vehicle may leave and return during the paid time period and park in any available authorized space.
- Parking is not guaranteed if all visitor and approved street spaces are occupied upon return.

1.3 Resident Responsibility

- Owners, Residents, and Tenants are responsible for ensuring their guests comply with all parking rules.

SECTION 2 - VEHICLE RESTRICTIONS (TOWABLE VIOLATIONS)

Vehicles may not park:

- On curbs or lawns.
- Blocking sidewalks or driveways.
- In front or side yard setbacks.
- Within 20 ft of a crosswalk.
- Within 15 ft of a fire hydrant.
- Within 30 ft of stop, yield, or traffic signs.

SECTION 3 - MONTHLY STREET PARKING ROTATION To ensure emergency vehicle access, street parking is limited to one side of the street and rotates monthly.

- **Odd Months:** Park on the side with odd-numbered houses.
- **Even Months:** Park on the side with even-numbered houses.
- No parking is allowed on cul-de-sacs.
- Violations of street rotation rules may result in an immediate tow.

SECTION 4 - LONG-TERM VISITOR PARKING

- Guests staying more than 5 consecutive days require a Temporary Visitor Pass.
- Residents must contact the Property Management Company in advance to request approval.

SECTION 5 - ENFORCEMENT

Immediate Tow may occur for:

- Resident vehicles parked in visitor or street areas.
- Violations of street rotation rules.
- Any unregistered or improperly parked vehicle is subject to Immediate Tow at the owner's expense.