

Rosemary Beach POA Parking Policy

INTRODUCTION: The following parking regulations are intended to provide a positive parking experience by ensuring that all available parking is used as intended in the Master Plan of the community. The regulations promote rights of individuals and the common good of all property owners, rental guests, employees and visitors.

DEFINITIONS: Terms herein are as defined in the Declaration, and further below:

Vehicles – All motorized vehicles, including cars, light trucks, SUVs, and LSV's/carts.

Bicycles – For this policy, non-motorized items are not considered vehicles.

Common Areas – The private rights-of-way owned and operated by the RBPOA.

Lot – A private property within Rosemary Beach, as distinct from the Common Area.

Visitors- Those not residing/renting or employed with Rosemary Beach.

On-street Parking – Parking spaces within the Common Area streets/squares, including:

- Common Apron – Parking located in the common area but not on-street, typically only one or two spaces parallel to the street and having landscaping on two or three sides.

Off-street Parking – Parking spaces on a private lot, including the following:

- Carriage House Parking – Covered parking under a carriage house.
- Parking Pads – Covered or uncovered parking on a private lot
- Driveway – Additional off-street parking on a private lot
- Private Apron – Private parking, may be partially or completely within the common area and that is directly adjacent to access to carriage house, parking pad or driveway parking.

1. **PARKING RULES:**

- A. Owners, rental guests and visitors (to private lots) shall utilize **Off- street parking** at the respective private lot before occupying **On-street parking**. Do not impede needed On or Off-street parking spaces with bicycles or other non-vehicle items.
 - B. Vehicles shall not be parked on landscaping, sidewalks or in other locations designated as restricted or no parking areas. Do not impede traffic, emergency or service vehicles and/or private garages or driveways.
 - C. Vehicles must be 100% out of the travel lanes when parked, including service carts.
2. **PERMITS:** Property owners, rental guests and other authorized guests must display a valid parking decal or hang tag on vehicles when parked in the On-Street Common Areas:
 - A. **Homeowners** will be issued parking decals by the RBPOA, and must be displayed and clearly visible by placing them on the rear window, drivers side.
 - B. **Employees**, including RBPOA, CRC, Merchant employees, Ohana staff and students shall display valid parking decals on personal vehicles. Employees shall park only in spaces noted as eligible on the attached Parking Map. The parking decals must be displayed and clearly visible by being placed on the rear window driver's side.

- C. **Rental guests** shall be issued (2) two temporary parking permits/hang tags per private lot, which must be displayed and clearly visible at all times when parked in On-Street spaces. Permits/hang tags are not required for vehicles parked in Off-street spaces. Permits must include the Rosemary address, rental company name, a contact phone number and departure/expiration date. Please contact RBPOA for more information regarding issuance of rental permits
- D. **Contractors, Vendors and Property Managers/Housekeepers**
- I. Contractors will be issued temporary parking permits, which must be displayed and clearly visible at all times when parked in On-Street spaces. Permits must include the Rosemary Beach construction site address, business name and contact phone number. Please contact RBPOA for more information regarding issuance of permits.
 - II. Company and personal vehicles, trailers and equipment and delivery vehicles **PARKED ON-STREET** are all subject to this Policy. Contractors will be issued parking permits per lot under active contract at the discretion of the RBPOA based on the scope of the project. Each space occupied requires a permit (therefore trailers may require a separate permit). In extenuating circumstances or in the case of oversized vehicles, contractors may request additional parking passes from the Town Manager or his designee.
 - III. Streets may not be blocked except for short-term loading/unloading. Closure of the common area streets or amenities must be approved at least (3) three days in advance by the Town Manager or his designee.
 - IV. All vehicles must adhere to the following parking rules:
 - a. Park in legally marked On-street parking spaces or the off-street parking for the private lot associated with the job site.
 - b. Do Not park on the private off-street spaces designated for adjacent properties
 - c. Do Not park in such a manner to impede the lane of travel
 - d. Do Not double park
 - V. All trailers and heavy equipment are not allowed overnight in the On-street public parking spaces. All equipment must be stored on the private lot or off-street parking spaces designated for the specific job site.
 - VI. RBPOA Maintenance, Landscaping and Security personnel may park marked fleet carts discreetly on landscaped areas if no designated parking is available **ONLY** when actively working on nearby common areas.
3. **TRAILERS OR CAMPERS:** Per the Declarations, personal trailers or campers (trailers or self-propelled) are not permitted unless in an enclosed garage.

4. **VISITORS:** All visitors will be allowed to park in Rosemary Beach in a legal parking space. The RBPOA has allowed 3-hour parking for anyone visiting Rosemary Beach which will be monitored for compliance.
5. **SPECIAL EVENTS:** must establish an event-specific Parking Plan, which is subject to approval by the RBPOA. Contact RBPOA Security for more information.

ENFORCEMENT: Rosemary Beach POA has adopted the “Passport” Parking System for enforcement. To learn more about Passport visit [www. Passportin.com](http://www.Passportin.com).

1. Any vehicle displaying a permit and found to be illegally parked will be contacted and asked to relocate the vehicle to a legal space. Subsequent violations will result in progressive enforcement to include warning citation, parking citation with and attached fine, or towing.
2. Any vehicle improperly parked without proper decal/permit is subject to a warning ticket, parking ticket with an attached fine, or towing.
3. Any vehicle parked in such a manner as to impede traffic in any manner may be towed at the owners' expense without warning whether displaying a permit or not.
4. 3 Hour Visitor parking will be monitored and those violating the time limit will be issued a warning ticket, parking ticket with an attached fine, or towing.

⋮ ***Repeated violations will result in progressive enforcement to include warning ticket, parking ticket with an attached fine, towing or revocation of parking privileges.***