

Drake Landing Parking Rules

Vehicles and Parking

1. Owners and long-term renters are required to register their vehicles with the property management company.
2. Each residential unit is only allowed two vehicles, which must be legally licensed with current state tags and decals, in an operable condition and used on a regular basis (to include actual removal from property).
3. Any vehicle on the premises that is not properly licensed or is inoperable will be towed away immediately at the expense of the vehicle Owner
4. Automobiles are not permitted to be parked with front or rear bumpers and any part of automobile over curbs, sidewalks or landscaping. This ensures safe access to sidewalks and units for residents and proper landscape maintenance. Habitual violators are subject to towing at Owner's expense. A violation is considered habitual after the first non-fee violation is issued and violation is repeated or not corrected.
5. Garages:
 - a. If unit has a garage, Owners and renters are required to store one vehicle in the garage. Garage cannot be used for storage of material or recreational items in such a manner that it prohibits one car being in garage.
 - b. Garage doors must remain closed except for entry and exit. Owners and renters are not permitted to leave garage doors open for extended periods of time.
6. No parking of any recreational, commercial or storage vehicles such as boats, RV's, horse trailers, camper shells, campers, trucks larger than one ton, storage trailers, moving vans, etc. are allowed for any length of time and are subject to immediate tow at Owner's expense.
7. Vehicles obstructing traffic or trash containers, or improperly parked in posted "no parking" zones, designated handicap areas or near fire hydrants, will be towed away immediately at the expense of the vehicle Owner.
8. All authorized vehicles must be moved on the property on a regular basis. Absolutely no auto storage is allowed. Seasonal guidelines:
 - a. October 15 through April 15: All vehicles must be moved to alternate spaces every 48 hours to allow proper snow removal and shoveling. If the vehicle Owner does not have access to a garage and will be on holiday or away for an extended period of time, the owner must arrange for the required moving of the vehicle every 48 hours by one of the following methods:
 - i. If available, 5 spaces of long-term parking are available at the west end of the B building. These spaces are for regular and long-term parking, not for vehicle storage.
 - ii. Notify Property Management (backcountry4884@aol.com) of your absence and give the contact phone number for a local person who will be able to move the vehicle. Property Management will make every effort to notify the responsible person of a violation before towing.
 - iii. Leave the vehicle keys with the Property Manager to move the vehicle.
 - b. Vehicles obstructing snow removal from the drives, sidewalk and parking lots will be towed at the expense of the vehicle Owner twenty-four (24) hours after a notice has been put on the vehicle.
 - c. April 16 through October 14: Vehicles cannot be parked in one location without occasional usage and rotation for over 7 days.
9. Vehicles occupying two spaces or handicap spaces without a permit are subject to violations and towing at Owner's expense.
10. Vehicle maintenance of any type shall not be allowed within the Condominium Community common area or parking lot. Owners with garage space may conduct vehicle maintenance with the garage door closed.

