

# Copper Creek of Riverview HOA

Parking Rules Policy  
Effective July 17,2025

## **Supplemental Community Parking Rules Policy**

The following supplemental community parking rules were adopted by the Board of Directors at a duly called meeting on July 17, 2025. These rules address vehicle-related issues not specifically covered in the original Declaration and are designed to enhance safety, ensure accessibility, and maintain consistency in enforcement. They are adopted in compliance with Florida law and our governing documents.

### **The following parking practices are prohibited:**

- **NO** Blocking community entrances, or access to emergency services as per governing documents. Towing Permitted
- **NO** Parking on sidewalks, in violation of Florida Statute §316.1945 and governing documents -Towing Permitted.
- **NO** Parking within 30 feet of a stop sign or traffic control device, in violation of Florida Statute §316.1945
- **NO** Parking at the pool area without a guest pass.
- **NO** Parking in a manner that occupies more than one marked or intended space.
- **NO** Parking in or obstructing a designated handicap-accessible space without proper permits or tags, in violation of applicable state and federal accessibility laws.
- **NO** Parallel parking in driveways in a way that results in excessive extension into the roadway, creating a traffic or safety hazard. Reasonable overhangs due to larger vehicle size (e.g., trucks) will not be considered violations unless they obstruct street access or visibility.
- Any other parking behavior that presents a hazard or interferes with reasonable use of community areas.

In accordance with Florida Statute §720.3045, the Association does not prohibit residents from parking personal work or company vehicles—regardless of commercial signage—when parked in their own driveway, provided the vehicle does not exceed statutory restrictions (e.g., under 25,000 lbs., fewer than three axles) and the above rules.

---

### **These rules are adopted under the Board’s authority as outlined in:**

- *Article V, Section 2(d) and Article I, Section 19 of the Declaration of Covenants, Conditions, and Restrictions*
- *Florida Statute §720.303(1), which authorizes the board to adopt reasonable rules governing the use of association property and common areas*
- *Florida Statute §720.3045, which outlines the types of vehicles an HOA may and may not restrict, and with which these rules are intended to remain fully compliant. In accordance with this statute, signage on work or company vehicles is permitted, and the Association does not prohibit parking of vehicles that are not classified as commercial under the statute (i.e., under 25,000 lbs, fewer than three axles, and not primarily used for transport of commercial goods or equipment).*
- *Florida Statute §715.07, which authorizes the immediate towing of vehicles parked without permission on private property—including vehicles obstructing sidewalks or parked too close to stop signs—provided that the HOA has posted compliant “Tow-Away Zone” signage at each vehicle entrance and all other statutory conditions are met*
- *Florida Statute §316.1945, which prohibits parking on sidewalks and within 30 feet of stop signs or traffic control signals.*

## Reminder

As outlined in our governing documents (*specifically Article IX, Section 8 of the Declaration*), the following types of vehicles and parking practices are restricted or prohibited within Copper Creek. This summary serves as a helpful reminder of existing rules already in effect and enforceable by the Association. Enforcement will take place as permitted by our governing documents, **including possible towing or fines.**

- No parking on grass, streets, or sidewalks (except within a designated driveway).
  - Car covers and tarps are not allowed.
  - All vehicles must have current license tags.
  - Inoperable vehicles may not remain in the community for more than 24 hours (unless stored inside a garage).
  - Vehicle repairs or maintenance are only allowed inside a garage, except for emergency repairs.
  - No storing vehicles on blocks.
  - No parking or storing trailers, recreational vehicles (RVs), boat trailers, boats, canoes, or jet skis outside of an enclosed garage.
  - No using a vehicle as a residence—temporarily or permanently.
  - No golf carts, scooters, or all-terrain vehicles (ATVs) are allowed within the community.
- 

### Guest Parking Pass Requests – Pool Area

To obtain a guest parking pass for the pool area, please submit your request via email at least 48 hours in advance to:

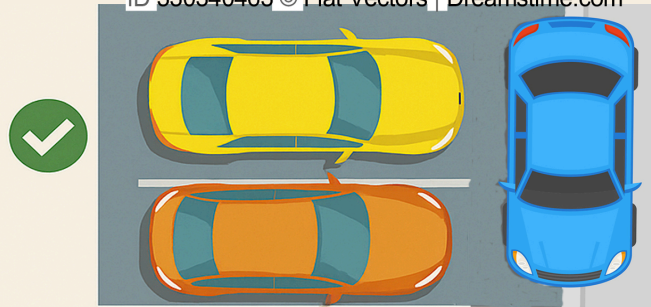
[hoa.coppercreekinfo@gmail.com](mailto:hoa.coppercreekinfo@gmail.com) or [management@mcneilmsi.com](mailto:management@mcneilmsi.com)

**See the next page for a diagram of permitted and restricted parking areas.**

# PARKING INFO

## Where You May Park Your Personal Vehicle

ID 330340463 © Flat Vectors | Dreamstime.com



**In your garage or driveway with a third car parked parallel to the street with *no more than 2* tires on the roadway.**

### Parking Is Not Permitted On:



The street  
(any part)



Any sidewalk  
that is not part  
of your driveway



In front of the  
emergency access gate  
(cars will be towed without notice)



The grass

**Enforcement will take place as permitted by the governing documents including towing at the owners expense.**