

**SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
MANAGEMENT POLICY**

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COMMERCIAL/WORK VEHICLE PARKING POLICY

Purpose: To establish a definition for Commercial Vehicles versus Work Vehicles, as well as to communicate the types of work vehicles that can park on residential property.

Scope: Article XVI of our Deed Restrictions has the potential to conflict with the intent of recent Florida Statue 720 changes regarding commercial vehicle parking. The intent of this legislative change is to allow commercial vehicles with business advertising/insignias to park on residential property when the vehicle is also used for personal use. The commercial vehicle parking will be governed as noted below.

A Commercial Vehicle is defined as a vehicle that weighs more than 26,001 pounds or has 3 axels, per Florida Statue 320.01 (25). Commercial vehicles are prohibited from parking on residential property, except during construction.

A Work Vehicle is defined as a vehicle used for commercial business purposes. Work vehicles with business advertising will be allowed to park in driveways, provided there are no other visible work attachments to the vehicles, such as, but not limited to, ladders, ladder racks, extended carry dock with business equipment, pick-up trucks with side racks containing business equipment, etc. Any work vehicles with these extra attachments will be assumed to be for commercial use only and will be prohibited from parking on residential property.

Adopted: November 14, 2024 Board Meeting