



Terra Verde Resort
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Terra Verde townhomes – Parking & Vehicle policy

As there appears to be some confusion about allocation of parking spaces around the townhomes on the resort, the following outlines the current Villas HOA policy on parking and other vehicle related matters, which all owners and their guests are expected to be aware of and adhere to at all times.

Parking capacity

The parking spaces around the Villas are owned and managed by Terra Verde Resort, with 2 spaces notionally allocated but not specifically assigned, to each home. In total, there are 421 marked parking spaces provided for the 208 townhomes on Terra Verde, although the layout does not provide for dedicated spaces outside the front of each individual home.

Where residents or guests, from time to time, require more than their 2 allocated spaces, they may utilise any unused spaces but, upon request, they must free up those spaces for the use of neighboring properties by removing the excess vehicle(s) to any vacant space around the clubhouse area.

It is expected that all homeowners will be respectful of the above and to be mindful of others' parking needs, as well as their own. Any disputes/complaints may be brought to the attention of the resort General Manager, who will strictly enforce the policy outlined above.

Designated spaces

As stated above, there are no assigned parking spaces for townhome properties on Terra Verde and whilst, in practice, most users will find that they can readily park up to 2 vehicles outside, or close to, their front door, they do not have a right to do so and should treat the parking areas in the same way as they would when arriving at a hotel i.e. take the most convenient free space available.

Given the above, it follows that no single space can be deemed to be solely for the use of any owner and therefore, no attempt should be made by any homeowner, or an agent on their behalf, to signify otherwise, either by signage, road or kerb markings or in any other way. Should any such markings be found, they will be removed by management at the offending homeowner's expense. Repeat offences may lead to further sanctions, including removal of gate entry privileges.

Oversize & commercial vehicles

Commercial vehicles, RVs and trailers are not permitted to be parked overnight on the resort. It is the responsibility of the homeowner and/or their agent, to make sure their guests are aware of this restriction. There are nearby locations for overnight parking of such vehicles, the addresses of which can be obtained at the front-desk. Oversized vehicles, which are larger than the provided bays, such as passenger vans or large trucks, must be parked at the clubhouse and not outside the townhomes.

Inoperable or unlicensed Vehicles

Vehicles that are inoperable are not permitted to be parked within the resort. All vehicles that are parked or use the roadways within Terra Verde must be properly insured and registered. All unregistered vehicles with expired tags will be reported to the sheriff's department and are subject to towing at the owner's expense.

Car repairs

We do not allow the repair of vehicles within the resort. All vehicles that are in need of repair should be towed offsite for attention. This does not include simple operations such as the changing of flat tires or jumping of car batteries etc.

Speed limits

The resort wide speed limit is 15 MPH. We ask all homeowners and visitors to abide by the posted speed limits, as we are a vacation resort, with many visiting families, often with small children in holiday mode and not perhaps as alert to road traffic as they may be at home. The limits are in place for the safety of all within the resort.

Terra Verde Villas HOA Board