

# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

## AMENDED POLICY FOR VEHICLE USE AND VEHICLE PARKING

Amended: April 21, 2021

**WHEREAS, the Board of Trustees is charged with the responsibility of making decisions relative to the use of all common elements within the Village,**

**THEREFORE, BE IT RESOLVED,** where a quorum being present, this policy AMENDED, February 3, 2016, that the Vehicle Use and Vehicle Parking Policy set forth below is hereby declared to be the parking policy of Leisure Village West Association and that all prior policies concerning parking are hereby rescinded and superseded.

The Community Manager will be authorized to devise a system to implement this policy.

**PURPOSE: To provide New Jersey State rules and regulations and to help residents use their vehicle in a manner which will provide the greatest convenience for the vehicle owner and the least inconvenience to their fellow residents.**

### ALL STANDARD LICENSED MOTOR VEHICLES

#### Use and Operation

All drivers within Leisure Village West must observe New Jersey State rules and regulations in addition to rules set herein.

- No vehicle shall be parked where it impedes pedestrians, emergency vehicles, or service vehicles.
- No parked vehicle shall extend beyond the unit driveway.
- No vehicles should block another unit's access. Residents should be mindful not to block neighboring unit's access.
- Drivers must adhere to the 25 MPH speed limit.
- Vehicles in a non-operative condition may not be parked on any LVW road or unit driveway.
- Vehicles which have been modified to produce excessive noise are not permitted.
- Vehicle repairs are not permitted on a resident's driveway or anywhere else within LVW other than minor repairs such as flat tire, dead battery, etc.
- Drivers and/or Operators must possess a current driver's license, vehicle registration and proof of insurance.
- A current inspection sticker and license plate is required for each motor vehicle owned and/or operated within LVW.



## Registry of Vehicles

Residents **must register** all their vehicles with the Association Office. In addition, residents must notify the Association Office if adding or replacing a vehicle.

## PARKING

### Parking at Your Unit

Residents must park in their garage, in the unit driveway (apron), or for units with no garage or driveway, in the unit's designated parking space. Under no circumstances are vehicles permitted to park on the grass or sidewalks. Side by side parking in a unit's driveway is not permitted.

Recreational, Oversized and Non-Standard vehicles are allowed only brief standing in or adjacent to the resident's driveway.

No parking is permitted on any LVW street during the hours of **2:00 am to 6:00 am** except where 72 hours parking signs are posted. The Association will ticket vehicles parked overnight on the street between **2:00 am and 6:00 am**. See Violations on page 5.

### Special Parking

Spaces marked SP (Special Parking) are provided for the use of service vehicles and visitors. **SP** spaces are not for parking of resident's vehicles. Overnight parking in **SP** spaces requires a permit which may be valid for up to 72 hours.

### Additional Parking for Residents & Guests

- **Daytime Parking** is available at Willow, Encore and Leisure Fair parking lots.
- Overnight parking is permitted at the Administration building from 5PM until 7AM only.
- On weekends and holidays at the Administration Building.

**No Overnight Parking is permitted at:**

Willow Hall  
Club Encore

## 72-Hour Parking in Marked Spaces for Residents & Guests

The areas listed below have spaces designated for 72-hour parking:

- Professional Building Parking lot
- Pines Golf Course Parking Lot
- Club Encore – Overflow Lot (see below)

The Overflow Lot, located under the power line right-of-way, has specific designated parking areas as follows:

- Vehicles of residents on day trips from LVW may park in the front of the lot facing Buckingham Drive.
- Daytime parking for both residents and visitors is permitted in the un-numbered parking spaces between the first and second light poles.
- 72-hours parking for both residents and visitors is permitted between the second and third pole. (Spaces marked 31-90).
- Residents requiring parking longer than 72 hours **must** contact the Association office.
- RV and boat spaces are provided and will be assigned by the Administration office.

### Paid Parking

Paid Parking is available in the unpaved gravel area at the rear of the Overflow Lot. Spaces P1 – P20 are reserved for residents who require monthly storage of a vehicle or who possess a non-standard or oversized vehicle.

A resident expecting a visitor with an RV must obtain permission from the Association Office for that RV to park in a designated area at the Encore Overflow lot.

All parking in this area requires a permit from the Association Office

### Snow Parking

When snow has been forecast all cars must be removed from streets and for driveways if possible, in order to enable snow removal to be accomplished as quickly as possible. With the exception of the Administration Office lot, all parking lots are available for parking until the snow has been cleared.

## OTHER VEHICLE TYPES

### Bicycles

Bicycle traffic is governed by traffic regulations similar to those of Motor Vehicles. Bicycles must be ridden in the direction of traffic and close to the curb. Riding is not permitted on sidewalks. Children 15 and below on bicycles must be accompanied by an adult.

## Handicap Motorized Vehicles

The operation of motorized wheelchairs or scooters by disabled individuals is governed by traffic regulations similar to those motor vehicles.

## Recreational Vehicles and Boats

The following resident owned vehicles must be registered at the Association Office:

- Campers
- Mobile homes
- Pop-up trailers
- Bus-type campers
- Other types of recreational vehicles (hereafter called RVs)
- Boats on boat trailers

The Association has designated 30 large sized spaces for RVs and spaces for boats on boat trailers. If a space is available in the RV section, a boat may be assigned that space.

RV's, tow- cars and boats may be covered by a fitted covering.

There shall be no overnight occupancy and no cooking at any time in RVs on LVW property. Discharge of gray or black water from RVs is not permitted anywhere within LVW.

## Commercial Vehicles

*Definition: all vehicles with commercial license plates OR with advertising or lettering on the body or windows which would identify them as commercial vehicles. Vehicles with ladder and/or equipment racks, vehicles with specialized bodies such as utility bodies, flat beds, rack bodies, etc. are considered commercial vehicles.*

On a case-by-case basis, commercial vehicles may be allowed for a charge.

Commercial Vehicles providing service to residents of LVW Association will be allowed.

## Oversized Vehicles and Non-Standard Vehicles

*Definition: Oversized vehicles are those in excess of 18 feet in length, 8 feet in width and/or 7 feet in height. Non-standard vehicles include mini-buses, limousines and pick-up trucks without commercial identification but with a wheel base larger than that of a full-sized sedan.*

Residents who possess a non-standard or oversized vehicle must request a permit to park in the Paid Parking Area. These vehicles are allowed only brief standing in or adjacent to the resident's driveway.

## TARPAULIN COVERINGS

A permit is required from the Association office to cover a currently registered and in-use vehicle, in a driveway or in the unit's assigned parking space, with an appropriate form-fitting cover.

## PERMITS

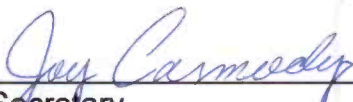
- For visitors requiring overnight and/or 72-hour parking in spaces marked SP, permit will be issued by the Gate Guard.
- Residents may obtain a permit at the Association Office for visitors parking an RV in the Overflow Lot.
- Residents requesting monthly storage in the Paid Parking lot may obtain a permit at the Association Office.
- Permits must be displayed on the vehicle dashboard.

## VIOLATIONS OF THIS VEHICLE USE & VEHICLE PARKING POLICY

A fine of \$50.00 will be assessed for the first violation.

A fine of \$75.00 will be assessed for the second violation within 1-year from the first violation.

**ANY INFRACTION** subsequent to the second violation will result in the vehicle being towed at the resident's expense.

  
Secretary

Violation of LVW parking policy Amended: October 3, 2012

Amended: January 2, 2013

Amended: February 5, 2014

Amended: February 3, 2016

Amended: April 21, 2021