

IBIS POINT OWNERS' ASSOCIATION, INC.
920 3rd Street, Suite B
Neptune Beach, FL 32266
Phone: (904) 242-0666 – Email: info@bcmsservices.net

PARKING POLICY

Purpose

The purpose of this policy is to promote safe, orderly, and equitable use of the Ibis Point community parking lots, maintain emergency-vehicle access, and preserve the neighborhood's overall appearance. This policy is adopted pursuant to the Association's governing documents and Florida Statutes 720.303 and 720.305, which authorize the Board of Directors to adopt reasonable rules governing the use of Association property.

Decals and Registration

- The Association will issue two (2) Resident and two (2) Guest decals per homeowner.
- Homeowners must provide identification as proof of ownership (i.e. picture Id) to obtain decals.
- All vehicles parked in a community lot must clearly display the assigned decal on the rear-view mirror.
- Lost or stolen decals must be reported immediately; replacement decals cost \$25.00.
- Homeowners are responsible for distributing and collecting decals issued to their tenants or guests.

Parking Areas

- North Parking Lot: Residents only, valid Resident Decal required.
- South Parking Lot: Guests and residents, valid Guest or Resident Decal required.
- Vehicles with Guest Decals may not park in the North Lot.
- No overnight parking is permitted in either lot without prior written approval from management.
- Parking on grass, sidewalks, or any non-designated area is prohibited.
- Vehicles may not block fire hydrants, mailboxes, JEA pump stations, driveways, or access to community amenities.

Temporary or Special Parking

- Vendors, contractors, and delivery vehicles engaged in Association-approved work are exempt while actively performing services.
- Emergency and law-enforcement vehicles are exempt.

Enforcement and Due Process

Violations of this policy will be enforced in accordance with Florida Statute 720.305 and the Association's governing documents.

- Vehicles not displaying a valid Decal are subject to warnings, fines, towing, or immobilization at the owner's expense.
- Repeat violations may result in additional penalties and potential suspension of community center access for up to 60 days.

Towing and Immobilization

Vehicles parked in violation of this policy, creating a safety hazard, or obstructing access may be towed or immobilized at the owner's expense under Florida Statute 715.07.

- Tow-away signage will be posted at each vehicle entrance showing the authorized towing company and retrieval information.
- The Association will maintain a written contract with any towing vendor.
- Vehicle owners may recover their vehicles 24 hours a day upon payment of applicable fees to the towing company.

Liability

All vehicles parked within the Association's property are at the owner's sole risk. The Association assumes no liability for loss, damage, or theft of vehicles or personal property.

Amendments

This policy may be amended by the Board of Directors at a duly noticed meeting. Homeowners will be notified of any changes prior to enforcement.

Contact

For decals, temporary parking passes, or assistance, please contact the management company:

BCM Services, Inc.

Phone: (904) 242-0666

Email: info@bcmservices.net

Adopted at Board Meeting Held On: October 21, 2025

Signature of the President of the Board of Directors: _____


Nina Pougiouklidis