

# **CANDLEWOOD SHORES TAX DISTRICT**

## **PARKING ORDINANCE 2019**

The purpose of this ordinance is to ensure the safe use of roads, parking areas, and boat ramps within Candlewood Shores Tax District (CSTD) by property owners, residents, and operators of personal and commercial vehicles. Provision may be made by a vote of the majority of the Board of Directors to specify limitations on access to or use of roads, parking areas, and boat ramps for limited periods of time when safety is at issue.

### **Section 1 - SPEED LIMIT**

A. The speed limit in CSTD as established and enforced by the Town of Brookfield Police Department is 25 M.P.H. and should be observed at all times.

### **Section 2 - REGISTRATION**

A. A valid state registration is required for all boats, vehicles and trailers belonging to residents and used within Candlewood Shores Tax District. Any boat, vehicle or trailer in violation of this provision will be subject to towing.

### **Section 3 - PARKING RESTRICTIONS**

A. No unregistered vehicle, boat trailer or RV shall be parked on Tax District property. Vehicles, boat trailers and RVs in violation of this provision shall be subject to towing.

B. No vehicle, boat trailer or RV shall be stored on Tax District property for more than thirty days per year unless it is a registered vehicle of a resident and it has been authorized by the Candlewood Shores Tax District. No person shall park any vehicle where parking is prohibited as indicated by relevant signs and/or markings. Vehicles, boat trailers and RVs in violation of this provision shall be subject to towing.

C. No person shall park any vehicle within twenty-five (25) feet of any fire hydrant.

D. No person shall park any vehicle within twenty-five (25) feet of an intersection or stop sign.

E. No person shall park any vehicle within the limits of any street in such a manner as to constitute a traffic hazard or to obstruct the free movement of traffic thereon.

F. No person shall double-park any vehicle next to another vehicle, trailer, or boat that is on the Candlewood Shores right of way.

# CANDLEWOOD SHORES TAX DISTRICT

## PARKING ORDINANCE 2019

G. No trailer or trailed equipment, RV or non-moveable device or object will be parked on any Candlewood Shores Tax District roadways from 6 PM to 6 AM without the permission of the CSTD Board. Any such equipment, RV or device or object in violation of this provision will be subject to towing.

H. All commercially owned or operated vehicles used by residents to conduct business shall be parked/stored in the resident's driveway. No commercial vehicle shall be parked on Tax District roads. The resident which has such vehicle at their residence shall be the owner of or employee of the commercial company. The resident is limited to one commercial vehicle per residence.

I. All property shall have a clear means for a resident to pull into or exit their driveway. No parking is permitted in the cutout parking area in front of a resident's property without the express permission of that property owner. No parking is permitted directly across the street from a resident's driveway if it blocks or significantly restricts ingress or egress. Vehicles parked in violation of this provision will be subject to towing.

J. No vehicles are allowed to be parked on the grass of any residence or CSTD public spaces. Hardscapes are the only parking areas permissible.

K. Every Tax District road shall have a clear lane to allow for emergency vehicle and school bus access.

### **Section 4- BOAT RAMP, BOAT RAMP LOADING AREA, AND RIGHT SIDE OF BEACH ACCESS ROAD**

A. The boat ramp is for the exclusive use of CSTD property owners, and Pine Island property owners. It is not open to the public or to guests of residents.

B. The boat ramp is to be used to launch or remove boats or jet skis from the lake. Once such vehicle is in or out of water, the area should be cleared for next resident to use.

C. Access to the ramp shall be with a key. A key can be obtained by a property owner from the CSTD office and is only to be used by the CSTD or Pine Island resident.

Any nonresident found using a boat ramp key will be required to relinquish the key and leave the ramp area. The CSTD resident who is the rightful owner of the key will lose his/her ramp privileges.

# CANDLEWOOD SHORES TAX DISTRICT

## PARKING ORDINANCE 2019

If a key has been lost, the resident will be charged a fee of fifty dollars (\$50] for a replacement. A Board hearing may be requested within 10 days to protest the penalty.

D. Each CSTD property owner and Pine Island property owner who uses the boat ramp must register his/her boat(s), trailer(s), and jet ski(s) at the CSTD office every year. Each boat, jet ski and trailer will receive a sticker with a number that must be displayed for the season to use the boat ramp.

Stickers are not transferable and may not be attached to any other boat, jet ski or trailer.

All keys and passes are property of CSTD and must be surrendered if the Board deems the resident has acted in violation of any related ordinances.

E. There is no parking of vehicles allowed on the ramp area. Any vehicle or trailer left parked in this area will be towed.

F. Parking for vehicles and trailers is permitted in designated areas at the ball field with a CSTD parking pass.

G. The access road to the north of the beach shall be kept locked and clear of any vehicles blocking it. The road shall only be used for CSTD maintenance vehicles and emergency vehicles.

Vehicles blocking the access road will be towed.

### **Section 5 - BEACH PARKING**

A. All vehicles parked at the CSTD beach shall have a current parking pass. Each resident is responsible to pick up their parking pass at the CSTD office at the beginning of each season.

Only Golf carts with CSTD parking stickers may be parked at the beach. The golf carts must be parked only in designated areas.

B. Parking passes will be in the form approved by the Board each year (for example, stickers, hang tags, etc). Parking passes may be numbered and the resident is responsible for their proper use. Parking passes are not transferable.

C. Any vehicle parked at CSTD beach without the current season parking pass will have their vehicle towed.

# **CANDLEWOOD SHORES TAX DISTRICT**

## **PARKING ORDINANCE 2019**

D. A limited number of guest parking passes will be available at the CSTD office. Requests for guest parking passes must be made in advance and picked up during hours when the office is open. These passes will be valid for stated periods of time. Any resident giving passes to nonresidents will lose beach parking privileges. The person can request a Board hearing within 10 days to protest the penalty.

### **Section 6 - NO PARKING/ NO STANDING ZONES**

A. CSTD has established no parking/ no standing zones where parking or standing is strictly prohibited. The only exceptions allowed are moving trucks, septic trucks, landscapers, maintenance vehicles or any emergency vehicle required at the site. Vehicles in these zones must put out traffic cones at the front and rear of the vehicles.

B. The following areas are designated as no parking/ no standing zones:

The full length of Candlewood Shores Road

South Lake Shore Drive from #5 to #11

South Lake Shore Drive from #75 to Longview Drive

North Lake Shore Drive from #113 to Clearview Drive

C. Violators of this provision shall be subject to towing.

### **Section 7 - PARKING DURING STORMS**

No person shall park any vehicle within the limits of any street during the time of falling snow, sleet or freezing rain or so as to obstruct or interfere with snow removal and/or sanding. This restriction applies until four (4) hours after the storm has ended.

A. Clearview Drive: No parking on the left side of the road that has even numbered residences during storms and/or the Winter Parking Ban effective Nov. 15th - April 15th.

B. Vehicles can be parked temporarily at the ball field and beach areas.

# **CANDLEWOOD SHORES TAX DISTRICT**

## **PARKING ORDINANCE 2019**

### **Section 8 - UNREGISTERED VEHICLES ON CANDLEWOOD SHORES TAXDISTRICT ROADWAYS**

A. With the exception of handicapped scooters, all unregistered vehicles including but not limited to any utility vehicle, golf cart, or ATV must be operated by a driver with a valid motor vehicle operator's license.

B. The operation of unregistered vehicles is limited to daylight hours.

C. The vehicle must be equipped with an operable horn and flag that is positioned to assist operators of motor vehicles in observing the location and operation of said unregistered vehicle.

D. The vehicle may not transport more passengers than is recommended by the vehicle manufacturer at any given time.

E. Operators of all ATV, golf carts and utility vehicles must obey all traffic laws.

F. No person should ride on the lap of the driver or any passenger of such vehicle.

G. All golf carts, ATVs, scooters and utility vehicles shall be registered at the CSTD office and get an identification number every year. The sticker/tag must be on the vehicle at all times.

H. All owners of such vehicles must show proof of liability insurance to the Office Manager.

I. All vehicles shall have required lighting and reflective markers.

J. No advertising shall be allowed on any of these vehicles.

### **Section 9 - HANDICAPPED PARKING SPACES**

A. Such spaces must be designated by signs whose design and content is specified by Connecticut State Law. When a sign is replaced, repaired, or erected, it must indicate the minimum fine for a violation.

B. Vehicles displaying a special license plate or a handicapped placard are allowed to park in an area where parking is legally permissible, for an unlimited period of time without penalty, regardless of the time indicated by a sign, provided the operator of, or a passenger in, the vehicle is a blind person or a person with a disability.

# **CANDLEWOOD SHORES TAX DISTRICT**

## **PARKING ORDINANCE 2019**

C. A placard must not be displayed on a motor vehicle unless it is being operated by, or carrying as a passenger, the individual to whom it has been issued by the DMV.

D. The placard must be hung from the front windshield rearview mirror when using a parking space reserved for people with disabilities. If there is no rearview mirror, the placard must be placed in clear view on the dashboard.

E. Vehicles bearing a special license plate may not use a handicapped parking space when the vehicle is not being driven by, or carrying as a passenger, the person to whom DMV issued the special plate.

### **Section 10 - IDENTIFICATION REQUIREMENTS**

Any individual using the facilities of CSTD or parked or driving on any CSTD road may be required to present valid photo identification to an authorized agent of CSTD or to the Brookfield Police Department.

### **Section 11 - VIOLATIONS AND PENALTIES**

The person can request a Board hearing within 10 days to protest the penalty.

A. Violation of any provision of this Ordinance shall be subject to fines in such amounts as set forth in the Fee Schedule, as may be approved by the Board from time to time and posted online.

B. In addition to any fine, vehicles, boats, trailers and RVs in violation of certain provisions of this Ordinance will, as set forth in such provision, be subject to towing.

C. Whenever any vehicle, boat, trailer or RV is found parked in violation of any of the provisions of this Ordinance, a CSTD agent shall attach a notice on the vehicle stating that such vehicle has been parked unlawfully and giving notice of fines and/or other consequences.

D. The owner of the CSTD residence shall be responsible for the parking violations of nonresident guests and/or tenants.

E. Owners of vehicles shall be liable for the payment of any fines issued against their vehicle. There shall be a prima facie presumption that the owner of a vehicle was the person who parked such vehicle at the place where such violation occurred.

# CANDLEWOOD SHORES TAX DISTRICT

## PARKING ORDINANCE 2019

F. A separate offense shall be deemed committed upon each day during which the violation occurs and continues.

G. All fines imposed shall:

Be collectible by CSTD by any method available for collecting a delinquent real property tax under the laws of the State of Connecticut.

Accrue interest at the rate of 1.5% for each whole or part month they remain unpaid, which interest shall be waived on amounts paid within thirty days of the original due date.

Be deemed increased by all of CSTD's collection expenses and attorney's fees.

### Section 12 - TOWING POLICIES

A. Whenever any provision of this Ordinance states that vehicles, boats, trailers or RVs in violation are subject to towing, such vehicle, boat, trailer or RV shall be subject to immediate towing, without any warning or prior notice. The owner or operator of such vehicle, boat, trailer or RV assumes all risks involved with such violation, and shall be liable for any and all fees and expenses related to such towing and retrieval, and CSTD shall have no liability related to such towing.

DATE ENACTED: MAY 15, 2019

DATE PUBLISHED: JUNE 20, 2019

DATE EFFECTIVE: JULY 20, 2019

ATTEST:

DEE CIANCIO

CLERK, CANDLEWOOD SHORES TAX DISTRICT

DATE AMENDED: FEBRUARY 19, 2025

DATE PUBLISHED: MARCH 2, 2025

DATE EFFECTIVE: APRIL 2, 2025

ATTEST:

ROBERT YAMUDER

CLERK, CANDLEWOOD SHORES TAX DISTRICT