

Indianwood Commercial Vehicle Policy

1. Authority and Purpose

This policy is adopted in accordance with the Association's governing documents, including Section 42, and Chapter 720, Florida Statutes. The purpose of this policy is to preserve the residential character of the community through clear and consistent regulation of vehicles, consistent with, providing clarifying language, but not increasing any categories of prohibited vehicles as already set forth in Section 42 of the Neighborhood Covenants.

2. General Rule

Section 42 of the Neighborhood Covenants provides in pertinent part:

"[n]o Trucks (other than those expressly permitted by the Association)." Commercial vehicles are not permitted to be parked, stored, or kept on any Lot or Association property."

3. What is a Commercial Vehicle

A vehicle may be considered commercial based on factors including whether it is designed primarily for business use rather than personal use, presence of lettering or advertising, use for construction or service work, lack of passenger features, and overall design. The Board may also consider registration, size, equipment, and frequency of business use. All determinations are based on the totality of circumstances.

4. Permitted Vehicles

Permitted vehicles include standard passenger vehicles such as cars, SUVs, minivans, and light duty pickup trucks used for personal purposes. Passenger type vehicles that are in good condition may display a small logo or decal, provided it is limited to a single window or panel and does not give the overall appearance of a commercial vehicle. Passenger vans with windows are also permitted. Commercial vehicles may be temporarily present for deliveries or service work but may not remain overnight without approval.

5. Prohibited Vehicles

Prohibited vehicles include any vehicle determined to be commercial in accordance with Section 42 of the Neighborhood Covenants and the clarifying criteria set forth herein, vehicles with large or excessive advertising or full vehicle wraps, vehicles with external work equipment, oversized vehicles, and trailers, boats, campers, or similar equipment unless otherwise approved.

6. Vehicle Condition Standards

Vehicle condition is a key factor in determining compliance. Any vehicle may be deemed non-compliant if it negatively impacts the appearance of the community. This includes vehicles that are dented, have chipped or peeling paint, rust, missing parts, flat tires, or are otherwise in poor, undrivable, or unmaintained condition. The overall condition of the vehicle will be considered together with any markings or characteristics when determining whether it is acceptable.

7. Owner Responsibility

Owners are responsible for compliance by tenants, guests, invitees, and contractors. Owners should contact the Association if they are unsure whether a vehicle is allowed.

8. Enforcement

This policy will be enforced in accordance with Florida Statutes, including notice of violation, opportunity for hearing, and fines or suspension of use rights as permitted by law.

9. Final Note

This policy supports and provides clarifying language as involving Section 42 of the Governing Documents and does not seek to increase nor newly incorporate prohibitive vehicles but rather is to be consistent with the purpose and intent of Section 42, not to override nor rewrite Section 42 of the Neighborhood Covenants.

Adopted July 6, 2026