

Vehicle Parking & Rules

This policy is issued for ease of access and does not replace or change association By-laws or Declarations as they currently exist or may be amended.

Membership is encouraged to review and understand the regulations the Association(s) have in place.

It is the intent of this policy to maintain a welcoming community allowing unrestrained access to all properties without any encumbrances on facility use. All reasonable efforts will be made to notify vehicles Owner/Operator not in conformance with community rules to rectify the infraction without further penalty. Any remedy to alleviate the infraction as listed below maybe enacted by Association without further notice in accordance with the Declarations and By-laws of the community.

The enforcement of this policy shall be at the discretion of the management staff of the association(s), gatehouse attendants, roving patrol staff, or any BOD member.

1) A maximum of five (5) active passes will be issued per Lot / Unit that may have 24 hours / 7 days a week continuous access. Additional temporary passes, if required, shall be requested from the management office and shall be issued at the discretion of the Community Manager and availability of parking space.

2) Vehicle passes will only be issued to Owners, Owner's guests, and vendors or service companies authorized to enter as approved by the Owner. Information regarding passes to be issued must be entered into the Proptia software by Owner including:

- a. Name of person to be issued a pass
- b. Length the pass will be valid
- c. Purpose of pass issuance (Visitor, Service, or Delivery)
- d. Lot/Unit address to which access is being granted

3) Vehicle passes shall be issued to tenants of an Owner upon approval of Owner or designated Property Manager (Property Manager must be listed as authorized agent with association management). Information required for passes to be issued must be entered into the Proptia software by Owner prior to initial entry to community a shall include the following information:

- a. Name(s) of each person to be issued a vehicle pass
- b. Period the pass will be valid
- c. Lot/Unit Address to which access is being granted

Vehicle Parking & Rules

d. At point of initial pass issuance, the following will be required:

- i. Vehicle must display valid registration tags and be noted in Proptia.
- ii. Vehicle must be in operational condition, free of any leaks and/or defects prohibiting safe operation.

Upon authorized resort entry, vehicle operator agrees to abide by community rules and regulations.

All violations and fines issued to the passholder will be the responsibility of the Lot /Unit Owner. It is the Owners responsibility to maintain proper contact information to expedite notification of infractions including ones of their guests or tenants.

4) All vehicle operators must obey and follow all posted signs within community.

5) No parking on any lawns, sidewalks, landscaped areas, planting beds, drainage fields, in front of loading zones, unauthorized parking in handicap spaces or within 10 feet of a fire hydrant.

a. No vehicles shall block any part of the sidewalks at any time.

b. Any parking resulting in damage to the community lawns or sprinkler system that incur cost to repair, shall be the responsibility of the Owner of the Lot/Unit to which a pass was issued.

6) No parking on any street between the hours 10 PM to 7 AM seven days a week.

7) Parking on the street where possible, is allowed for a maximum period of 2 hours between the hours of 7 AM to 10 PM.

8) All vehicles in parking lots must be within marked lines and only occupy one space without obstructing adjacent spaces, handicap access ramps, etc. The vehicle must fit completely into parking space without projecting into vehicle travel lanes.

9) The number of vehicles allowed at a specific Lot/Unit depends on the physical characteristics of the property (for example: available outdoor parking spaces versus interior garages spaces). It is the Owners responsibility to inform all guests of the limitations and availability of parking at Villas and Townhomes.

10) No vehicle which is unsightly, not displaying a current tag, or that cannot operate under its own power may remain on a Lot or within the Association property for more than 24 hours unless parked inside the garage and/or concealed from public view. No repair of such vehicles shall be made on the Lots or Association property except as is necessary in an emergency.

Vehicle Parking & Rules

11) Any and all parking violations may subject Owners, tenants, occupants and guests to fines and/or towing at the Owner and/or tenant's sole expense. The Association shall have the authority to tow any vehicle violating the Association's parking rules and regulations.

12) **Enforcement of Rules and Regulations:** The Association may levy reasonable fines and impose other remedies for failure of its Owners and Owners' tenants and guests to comply with the Association's rules and regulations.

a. The standard fine can be up to \$100.00 for a single infraction and up to \$1,000.00 for continuing violations of the rules and regulations. Failure of an Owner, or of the Owner's tenants, guests, occupants, licensees or invitees, to comply with these rules and regulations is grounds for action by the Association to levy fines, suspend use rights, take corrective action, recover sums for damages, seek injunctive relief and/or any other remedy afforded by Florida law, as amended from time to time.

b. These Rules and Regulations are designed to insure, insofar as possible, the protection of the rights, privileges, privacy, safety, comfort, convenience, well-being and property values of the individual Members and the Association as a whole. They are designed to supplement and provide further specification on the covenants already contained within the Declaration, including but not limited to, the use restrictions on the Lots and Units.

c. The Board of Directors has the responsibility to ensure enforcement of any of these Rules and Regulations. However, failure by the Board to enforce any rule or regulation will not constitute a waiver of the right to do so at any other or future time. In the event of any inconsistency between the provisions of these Rules and Regulations and the provisions of the Declaration and the Bylaws of the Association, the provisions of the Declaration and/or the By-laws shall prevail.

13) **Prohibited Vehicles for Owner, Guest and Tenant passes:**

a. Commercial Vehicles

1. Definition of a commercial vehicle is any combination of three (3) criteria

listed below:

2. Vehicle has a curb vehicle weight over 5,800 lbs. or 6,800 lbs. gross weight

3. Vehicle has additional equipment installed to allow:

a. Plowing

b. Lift other vehicles

c. Lift gate

Vehicle Parking & Rules

- d. Mechanical arms that enable lifting materials, personnel service buckets etc.
 - e. Tow hitches, bars or arms
 - 4. Vehicle has commercial tags
 - 5. Vehicle owned by a company
 - 6. Vehicle has lettering, magnetic sign, decal or a wrap advertising a service or retail product with or without contact information
 - 7. Vehicle has ladder racks
 - 8. Vehicle has material transport racks/boxes
 - 9. Vehicle seats over 8 people
 - 10. Vehicle is registered or tagged as a livery or limousine
 - 11. Vehicle has dual axles
 - 12. Vehicle has a mount in bed for “fifth wheel” trailer towing
- b. Recreational Vehicles (RV or Motor Home) – All types towed or self-powered.**
- i. Defined as both motorized and non-motorized vehicles that combine transportation and temporary living quarters for travel, recreation or camping.
- c. Trailers for:** Cars, Boats, recreational vehicles, motorcycles, debris removal, utility use etc.
- d. The following other types of vehicles may not be operated within community:**
- i. All-terrain Vehicles (ATV) – any Non-Over Road Vehicle
 - ii. Mini-bikes
 - iii. Vehicles not registered or insured to operate on public roads
- e. The exceptions to non-over road vehicles are only to be used by the community vendors and management in the performance of maintenance and the execution of community related business.**