

THE TOWNHOUSES OF PLANTATION CONDOMINIUM ASSOCIATION

PARKING RULES AND REGULATIONS

WHEREAS, The Bylaws of The Townhouses of Plantation Condominium Association ("Bylaws") provides that the Board of Directors ("Board") has all of the powers and duties necessary for the administration of affairs of The Townhouses of Plantation Condominium Association ("Association") and may do all acts and things as are required by the Florida Condominium Act ("Act") or condominium instruments to be exercised and done by the Association;

WHEREAS, The Bylaws authorizes the Board to make and amend any rules or regulations;

WHEREAS, The Bylaws provides general parking restrictions for certain vehicles on the Condominium Property; and

WHEREAS, the Board has deemed it necessary to establish appropriate rules and procedures for use of the Common Element parking, including limited common element parking areas, for the Condominium.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of adopts the following Parking Rules and Regulations.

I. GENERAL PROVISIONS

A. **Certain parking spaces are reserved spaces that are considered Limited Common Elements.** Reserved parking spaces shall be assigned to a specific unit for use by the unit owner. It is a violation of this policy for any person other than the unit owner to make use of the reserved parking spaces without the consent of the unit owner to which the parking space is assigned.

B. **All common element parking spaces (Non-Reserved)** shall be available on a first come, first serve basis, subject to the Rules and Regulations contained herein.

C. No unit owner shall park more than one vehicle on the common elements (Non-Reserved) without the prior written consent of the Board of Directors. This does not include parking in the Limited Common Element (Reserved) parking spaces.

D. Only approved motor vehicles, as defined in the Bylaws of The Townhouses of Plantation Condominium Association, may be parked on common element parking spaces (Non-Reserved). The use of a limited common element reserved parking space may be further assigned by a unit owner to a lessee of that dwelling unit.

F. All motor vehicles shall be parked wholly within the parking spaces marked on the common elements or limited common elements, so as not to obstruct or reduce the adjacent spaces for other vehicles.

G. **RESERVED PARKING SPACES.** The Association, through Management, will issue to each Unit Owner OR approved tenant of the Unit Owner one (1) decal for each Limited Common Element (Reserved) parking space purchased by the Unit Owner for which there is a vehicle to register with that parking space, subject to the provisions herein. This decal entitles the unit owner to park a vehicle only in the parking space assigned to that Unit. Parking a vehicle that has been assigned a space in any other space besides the Limited Common Element (Reserved) space it has been assigned will cause the vehicle to be subject to towing. In the event that Permit is to be utilized by Owner's Family, then said party can obtain a permit if they show proof that they reside on the property and provide proof of familial connection as is indicated in the Restrictions section, below.

1. ***RESERVED PARKING SPACE GUEST PASS.*** In the event that a Unit Owner OR approved tenant of the Unit Owner have rights to a Limited Common Element (Reserved) parking space but do not have a vehicle to register to that parking space, a "permanent guest pass" will be issued to that Unit Owner OR approved tenant of the Unit Owner. Parking a vehicle using a "permanent guest pass" in any other space besides the Limited Common Element (Reserved) space it has been assigned will cause the vehicle to be subject to towing. In the event that Permit is to be utilized by Owner's Family, then said party can obtain a permit if they show proof that they reside on the property and provide proof of familial connection as is indicated in the Restrictions section, below.

H. **NON-RESERVED FIRST (1ST) PARKING SPACES.** The Association, through Management, will issue to each Unit Owner OR approved tenant of the Unit Owner one (1) decal to park in any "first come, first serve" Common Element (Non-Reserved) parking space, as long as the Unit Owner does not own a Limited Common Element (Reserved) parking space as mentioned in Section I., G. This decal entitles the Unit Owner OR approved tenant to park the registered vehicle only in any Common Element (Non-Reserved) parking space that is unoccupied with the exception of "Guest Parking" spaces. Any vehicle with a Non-Reserved parking decal that parks in a "Guest Parking" space or a Reserved space will be subject to towing. In the event that Permit is to be utilized by Owner's Family, then said party can obtain a permit if they show proof that they reside on the property and provide proof of familial connection as is indicated in the Restrictions section, below.

I. **NON-RESERVED SECOND (2ND) PARKING SPACES.** The Association, through Management, will issue a second (2nd) decal to park in any "first come, first serve" Common Element (Non-Reserved) parking space until the number of available parking decals runs out. For fairness, the second decal will be issued to Unit Owners OR approved tenants of the Unit Owners, if they desire to have one and have a vehicle to correspond with a second decal. In the event Non-Reserved spaces are available, the option for a second decal will be offered to Unit Owner or approved tenant of the Unit Owner in order by date they purchased their unit beginning with the Unit Owner who has owned the longest and continuing down the list until all Non-Reserved parking spaces are dispersed. In the event that Permit is to be utilized by Owner's Family, then said party can obtain a permit if they show proof that they reside on the property and provide proof of familial connection as is indicated in the Restrictions section, below.

J. **GUEST PARKING.** Guests shall be allowed to park vehicles in the Common Element (Non-Reserved) parking spaces designated as "Guest Parking". Neither a vehicle that should have a Reserved NOR Non-Reserved parking decal is permitted to park in a Guest Parking space at any time. A vehicle may only be parked in a Guest Parking space for up to seventy-two consecutive hours, after which time the vehicle will be subject to towing at the vehicle owner's sole cost and expense.

K. All vehicles owned or operated by an approved resident, approved tenant, or approved unit owner must be registered with the Association. Residents must submit a Registration Form for each vehicle owned or used by resident in the Condominium. The Registration Form shall be in substantially the same form as Exhibit A, attached hereto. Failure to register a vehicle with the Association may result in the towing of the vehicle.

II. RESTRICTIONS

A. These parking rules shall be made without regard to the number of vehicles owned by, registered to, or in the possession of the occupants of a unit. **Pursuant to the Condominium Docs, Owners “Families” shall mean either a group of natural people related to each other by marriage or adoption, or a group of not more than four (4) persons not so related who maintain household in a unit.” Moreover, proof of such a relationship shall be as follows:**

A husband or wife, submit the following documentation:

- A copy of your civil **marriage certificate**
- A copy of a valid driver’s license of both husband and spouse.
- Documentation showing joint ownership or property; or
- A lease showing joint tenancy

Child or Son/Daughter submit the following documentation:

- A copy of the child's **birth certificate** showing owner/tenant name and the child's name
- A certified copy of the final adoption decree
- The legal custody decree if you obtained custody of the child before adoption

A brother or sister submit the following documentation:

If you have the same mother as your brother or sister,

- A copy of your **birth certificate** showing your name and your mother's name
- A copy of your brother's or sister's **birth certificate** showing his or her name and your mother's name

If you have the same father but different mothers,

- A copy of your **birth certificate** showing your name and your father's

name

- A copy of your brother's or sister's **birth certificate** showing his or her name and your father's name
- A copy of your father's **marriage certificate** to each mother

A stepbrother or stepsister submit the following documentation:

- Your **birth certificate** showing your name and your common parent's name (if your father married your step sibling's mother, your father's name must be visible on the birth certificate;
- if your mother married your step sibling's father, your mother's name must be visible on the birth certificate) A copy of your stepbrother's or stepsister's **birth certificate** showing his or her name and your common parent's name (see above)
- If your step sibling is or has been married, you must provide evidence of the marriage(s) in order to prove that your step sibling was once a "child" of the stepparent A copy of the civil **marriage certificate** of your natural mother to your natural father and your step sibling's natural mother to his or her natural father A copy of the civil **marriage certificate** between a) your father and your stepmother or b) your mother and your stepfather, whichever is applicable

B. No motor vehicle shall be parked in violation of any posted sign. No more than one vehicle shall be parked in any designated space. No motor vehicle shall be parked on any area designated for pedestrian use.

C. Only vehicles displaying a handicapped license or permit shall park in a space reserved for the handicapped.

D. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into and out of the common elements. Any vehicle parked in a fire lane is subject to immediate towing at the vehicle owner's risk and expense.

E. No motor vehicle which cannot operate on its own power shall remain parked within the Condominium property for more than twelve (12) hours, and no repair of vehicles, except for emergency repairs, shall be made within the Condominium property.

F. No vehicle shall remain on the Condominium Property unless it has current registration tags and plates and a current inspection sticker.

G. Any vehicle the owner of which cannot be identified and/or located shall be deemed an abandoned vehicle.

H. Except for minor emergency repairs, the repairing of vehicles, including the painting thereof, is not permitted at any time on the common elements. The intentional drainage of any motor vehicle fluids is prohibited.

I. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles.

J. No individual may erect signs or place initials, numbers, or storage containers, or make any other additions or alterations to any parking spaces without the prior written consent of the Board of Directors.

K. Parking spaces are designated only for the parking of approved motor vehicles. No other items or articles of any kind may be stored in the Common Element parking spaces.

L. The Board of Directors has the sole authority to promulgate, adopt and amend these parking rules.

M. A Unit Owner and Unit Tenant CANNOT BOTH HAVE THE SAME TYPE OF PARKING PERMIT AT THE SAME TIME.

N. A Unit Owner who owns a unit as a Second Home or Vacation Home must show proof of said Primary Home Ownership and time when they will be occupying the unit and require a Parking Permit. If Unit Owner had another party that was occupying the Unit with a PERMIT, That party's vehicle will no longer be entitled to Park on the premises with that permit and said vehicle would be subject to towing.

O. Owners of units whose residents and/or guests violate this policy shall be held liable for any damages to the community caused directly or indirectly by the violation to include the cost of enforcement which shall also cover legal costs.

III. ENFORCEMENT

A. Scope of Enforcement

1. Decal shall be permanently affixed to the vehicle by the Association, through management, in the lower left hand corner of the windshield of each vehicle qualified for a decal. Decal shall be made of a reflective material. Decals shall only be valid for a period of one (1) year or less. Decals will be renewed each year and will be the responsibility of the Unit Owner OR the approved tenant of the Unit Owner to obtain the decal as necessary.

2. Decals shall be free to all Unit Owners OR approved tenant of the Unit Owner, provided they are obtained during Board designated disbursement times. Obtaining parking decals outside of designated disbursement periods may be subject to fees and costs. This provision does not apply to new vehicles, new Unit Owners or new approved tenants of Unit Owners all of which must obtain parking decals prior to parking in any parking spaces on the property.

3. Emergency temporary decals shall be issued upon presentation of appropriate hardship documentation. Emergency temporary decals shall be issued for a period of no longer than one (1) week.

4. Any vehicle that is parked in violation of these Rules and Regulations shall be deemed to be parked without permission of the Association and subject to enforcement as provided herein. Any vehicle parked on the common elements or in a reserved parking space without permission is subject to towing and being stored at the owner's sole expense and risk. Residents shall be responsible for the conduct of their guests, tenants, contractors and visitors.

B. Enforcement Procedures

1. Parking space violations may be called in to the Association's management agent between 10 a.m. and 6 p.m., Monday through Friday, at 954-300-8770.

2. The City of Plantation Police Department may be called to ticket and/or tow a vehicle that is parked in a fire lane or blocking a fire hydrant. The Board of Directors reserves the right to tow from fire lanes via a random patrol.

3. The Board of Directors shall have the authority to cause to be erected signs on the Common Elements notifying residents that any vehicle illegally or improperly parked on the Common Elements may be towed without notice at the vehicle owner's sole risk and expense (should Board of Directors deem necessary). Such signs shall comply with the requirements of the City of Plantation and Broward County Code for towing vehicles off of private property.

4. The Board of Directors shall engage a towing company to monitor the entire Association property for unregistered or illegally or improperly parked vehicles. Such vehicles may be towed at the vehicle owner's sole cost and expense.

*****Decal pricing as well as all other parking provisions are subject to change by the Board of Directors at any time. *****