

# SEACOAST GARDENS II

## PARKING POLICY

The available spaces for guests and owners at Seacoast Gardens II are limited. The purpose of this policy is to establish a working set of rules and procedure for use in parking in the Seacoast Garden parking lot ("2 Parking Lot"). This policy shall supersede any prior policy implemented by Seacoast Gardens II as of the date of the adoption of this policy and shall be subject to FS 715.07 (Vehicles or vessels parked on private property; Towing), as may be amended from time to time and in the case of any conflict, FS 715.07 shall govern.

---

### A. Parking Passes.

1. Parking in any space in the 2 Parking Lot shall be required to have a duly authorized and issued parking pass as described herein. Expired passes shall be considered invalid.

2. Owners shall be issued three plastic hanging tag placard passes by Property Management. Such Placards shall all have the numbered space assigned to the particular Owner conspicuously displayed on them. Only green or red hanging tag placards shall be authorized and issued.

3. Tenants shall have a parking pass issued to it by the condo unit Owner's respective Rental Management Company.

a. The parking passes issued by the official On Site Rental Management Company, shall be blue in color and have no less than the condo unit number, the make and model of the respective vehicle, and the dates of issue and expiration clearly marked along with the phone number of the On Site Rental Management Company.

b. The parking passes issued by any rental management company other than the official On Site Rental Management Company, shall be green in color and have no less than the condo unit number, the make and model of the respective vehicle, and the dates of issue and expiration clearly marked along with the complete name and phone number of the respective rental management company.

c. The parking passes issued by self-managed condo units shall be the red hang tag placard issued to the Owner.

d. The parking passes for additional guests of an Owner shall be issued by the Property Management and shall be pink in color and have no less than the condo unit of the Owner, the dates of issue and expiration clearly marked along with the phone number of the Property Management On Site Office.

4. Parking passes for vendors shall be issued by the Property Management and shall be white in color and have no less than the name of the vendor, the condo unit number for which work is being

performed, and dates of issue and expiration clearly marked along with the phone number of the Property Management On Site Office.

**B. Owners' Use.**

1. Each owner of each condominium unit is entitled to one (1) assigned and numbered parking space into which they may place any vehicle, which shall include, for purposes of this policy, any truck, trailer, boat or RV, subject to the conditions set forth in this policy, unless they have leased out their respective condo unit, in which case they shall give up the right to parking in their respective assigned space, unless their lease states otherwise.
2. The number printed in the parking space shall not correspond to the condo unit number.
3. The assignment of parking spaces shall be done by the Property Management and shall be subject to BOD approval.
4. Property Management shall provide each Owner with three (3) plastic hang-tag placards for parking. There shall be a \$50 charge for any replacements.
5. Each Owner shall display on the dash or mirror or in a conspicuous and obvious place as to be readily observable from the exterior of the vehicle one of the hang-tag plastic placards issued to the Owner by Property Management.

**C. Guests of Owners' Use.**

1. Any Guest of an Owner may park in either that Owner's assigned space or any of the Guest Spaces. The Guest Spaces shall be used on a first come-first serve basis only.
2. Any Guest of an Owner shall display on the dash or mirror or in a conspicuous and obvious place as to be readily observable from the exterior of the vehicle one of the hang-tag plastic placards issued to the Owner by Property Management or one of the temporary pink parking passes issued by Property Management.

**D. Tenants of Owners' Use.**

1. Tenants of Owners may park in either that Owner's assigned space or any of the Guest Spaces for the duration of their respective lease only. The Guest Spaces shall be used on a first come-first serve basis only.
2. Any Tenant of an Owner shall display on the dash or mirror or in a conspicuous and obvious place as to be readily observable from the exterior of the vehicle a parking pass duly authorized and issued by the Owner's Rental Management Company or the Owner in the case of self-managed units.

**E. Trailers, PODs, Boats, RVs.**

1. Trailers. Trailers which belong to the Owner of a condo unit may be parked in either the respective Owner's assigned space or a Guest Space and must consciously display a parking pass as described hereinabove. Trailers may not exceed 21 feet in **overall** length – including load and tongue (unless the tongue can be removed or is a swing-tongue), must fit within the lines of the particular space, must be properly registered, insured, tagged and titled and in good working order, and shall not impede or block the flow of traffic in any parking lot aisle. No trailer shall be parked in any Guest Space for more than 72 consecutive hours. No trailer shall be parked in any Guest Space during the following periods for any length of time: Memorial Day Weekend, Fourth of July or Labor Day Weekend. No repair or maintenance work may be performed in the parking lot.

2. PODS. PODs are allowed subject to the Seacoast Gardens II POD Policy which is covered in a separate document.

3. Boats. Boats which belong to the Owner of a condo unit may be parked in either the respective Owner's assigned space or a Guest Space and must consciously display a parking pass as described hereinabove. Boats may not exceed 21 feet in **overall** length – from engine to the end of the tongue (unless the tongue can be removed or is a swing-tongue), must fit within the lines of the particular space, must be properly registered, insured, tagged and titled and in good working order, and shall not impede or block the flow of traffic in any parking lot aisle. No boat shall be parked in any Guest Space for more than 72 consecutive hours. No boat shall be parked in any Guest Space during the following periods for any length of time: Memorial Day Weekend, Fourth of July or Labor Day Weekend. No repair or maintenance work may be performed in the parking lot.

4. RVs. RVs which belong to the Owner of a condo unit may be parked in either the respective Owner's assigned space or a Guest Space and must consciously display a parking pass as described hereinabove. RVs may not exceed 21 feet in **overall** length, including any hitches or attachments, must fit within the lines of the particular space, must be properly registered, insured, tagged and titled and in good working order, and shall not impede or block the flow of traffic in any parking lot aisle. No RV shall be parked in any Guest Space for more than 72 consecutive hours. No RV shall be parked in any Guest Space during the following periods for any length of time: Memorial Day Weekend, Fourth of July or Labor Day Weekend. No repair or maintenance work may be performed in the parking lot.

5. General.

a. Guests and Tenants of Owners may not park at trailer, boat, POD or RV in the 2 Parking Lot at any time.

b. Owners may not simultaneously park a trailer or a boat or an RV in the 2 Parking Lot at any one time.

**F. Vendors.**

1. Vendors shall be required to check in at the Property Management Office and obtain a Vendor Parking Pass. Such pass shall be pursuant to the above.

2. Vendors shall be allowed to park in either the respective assigned parking space of the Owner on which the Vendor has been called to perform a service, or a Guest Space.

3. In cases of emergency, Vendors may be allowed to park in other spaces as directed by Property Management.

#### **G. Signage.**

1. Proper signage regarding parking shall be conspicuously displayed in accordance with any applicable state or local law, ordinance or regulation, but, in any case, with no less than the following information:

a. That the 2 Parking Lot is private property;

b. That violators will be subject towing at the violator's sole expense;

c. The period or timeframe the policy is in force;

d. The name of the towing company;

e. The phone number of the towing company.

2. The verbiage on the signage shall be changed within 30 days of any change to any applicable state or local law, ordinance or regulation.

3. All verbiage on any signage posted in the parking lot shall be approved by the Board of Directors prior to any installation.

4. The Board of Directors shall designate the number and location of all parking signage.

#### **H. Vehicle Towing**

Towing of vehicles, which shall include any truck, trailer, boat or RV, as defined in Paragraph (B)(1) of this policy, shall be enforced in accordance with the following procedures.

***Only Property Management shall be authorized to tow any vehicle from the 2 Parking Lot.***

1. Any vehicle in violation shall be first tagged by either Seacoast Gardens II Property Management or Security Personnel acting on behalf of SCGII and such tag shall be reported to Property Management as soon as practical.

2. Property Management shall physically confirm vehicle is improperly parked. If confirmed, it shall be marked with a DayGlow Orange Tag which shall contain no less than the following verbiage:

a. that the vehicle is improperly or illegally parked;

- b. that the parking lot is designated by signage as a tow away zone for violators;
  - c. With verbiage, "If you are a guest or tenant of an Owner, parking passes may be obtained from either the Owner the condo unit are visiting or the Property Management Office";
  - d. The vehicle will be towed within 30 minutes of the tagging being placed on the vehicle; and,
  - e. The telephone number for Property Management.
3. Prior to any call for any tow, Property Management shall be required to check with the On Site Rental Management Company with the tagged vehicle's information required in Step 5 which has been taken to that point.
4. Either the monitoring system or Property Management shall check back in more than thirty (30) minutes time to see if the vehicle has been removed, obtained a proper parking pass or if the On Site Rental Management Company has provided a satisfactory reason for the improper parking (at the sole discretion of the Property Management – an example be that the appropriate owner numbered space was taken by another improperly parked vehicle leaving it nowhere to go). If yes, note in the record and do nothing or as may be appropriate, at the sole discretion of Property Management, in the latter case. If no, call towing company for a vehicle tow.
5. A written record of all activities shall be kept for any vehicle towed. Such record shall include no less than the following:
- a. date;
  - b. time of first tagging, time of confirmation by Property Management, time of tagged for towing;
  - c. make, model and license plate information of vehicle;
  - d. a picture of vehicle as parked or situated;
  - e. time and person contacted at On Site Rental Management Company; and,
  - f. time vehicle was towed.
6. Vendor vehicles for HVAC and plumbing shall be given special consideration and shall not be towed unless it can be definitely determined that such vehicle is not part of any emergency work being performed at Seacoast Gardens II.

[END OF DOCUMENT]