

## **PARKING AND TOWING RULES**

In compliance with Florida Statute 715.07, Vehicles Parked on Private Property, Towing, the Board of Directors of Punta Rassa Condominium Association, Inc., to ensure the enforcement to the Condominium Documents and for the security and harmony of all unit owners, adopts the following Parking and Towing rules and regulations:

1. Automobiles may be parked only in areas designated for that purpose.
2. Parking spaces shall be used exclusively for parking automobiles in use and bearing current license plates.
3. No boats, trailers (boat), utility trailers, campers, commercial vehicles, recreational vehicles or any other items shall be stored in parking areas, nor outside of or protruding from designated storage areas without the consent and approval of the Association. The Board of Directors is empowered to remove any illegally parked vehicle with the expense of same chargeable to the vehicle owner and condominium owner, and such expense shall become a lien on the property and condominium.
4. All vehicles parked on Condominium Association property overnight or longer shall at all times display a valid parking permit issued by the Association in the lower driver's side windshield.
5. Vehicles with a parking permit for one phase shall not park on the footprint of another phase.
6. Buildings One and Four have assigned parking spaces and the owners or tenants must park in the assigned space. Parking spaces are designated (marked by the same number as the Unit number.)
  - a. If an owner allows a third party to use his assigned spaces, he must submit a written notification to the Association Manager. At that time, the Manager will issue a temporary permit for the use of that space, which must be displayed on the dashboard of the vehicle.
7. Parking spaces under Buildings Two and Three are reserved for owners only.
8. Owners in Buildings Two and Three may not leave their cars parked (stored) under the buildings for more than fourteen (14) days when not in residence.
  - a. The intent of this fourteen (14) day limit is not meant to be violated by moving the car from one space to another after the initial fourteen (14) days.
  - b. Owners desiring to store their cars at Punta Rassa for longer periods may do so in the Guest parking area only.

9. No condominium unit in Building Two or Three shall have a vehicle or vehicles occupy the same parking space under their respective building for more than fourteen consecutive days. The intent of this fourteen-day limit is not meant to be violated by alternating cars, i.e. moving different cars from the same unit into the same space.
10. From December 15 thru April 15, no owner's in Buildings Two and Three shall park more than one (1) vehicle under the building and not more than two (2) vehicles per unit from April 16 thru November 14.
11. No motorcycles may be parked on Association property. All persons wishing to park motorcycles must do so in the guest Parking area and provide a piece of wood to be placed under the kickstand so as to prevent the kickstand from penetrating the pavement.
12. Automobile covers are not permitted in any condominium parking areas.
13. A written notice of violation will be placed on the vehicle informing the owner of the type of violation and the vehicle will be subject to towing.
14. These rules and regulations shall apply equally to owners, their family, guests and leasees.
15. These rules and regulations will supersede all previous rules and regulations.
16. All vehicles in violation of the above rules and regulations will be towed at the owner's expense.