



A Not-for-Profit Corporation

BICYCLE POLICY
"Exhibit A"

Pursuant to the authority granted to it under governing documents, the Board of Directors for Regency Park at Lake Mary Condominium Association, Inc. ("Association") has adopted the following policy and procedure related to bicycles:

1. Pursuant to Article 17.13 of the Declaration of Condominium of Regency Park at Lake Mary, a Condominium ("Declaration"), the Association has the authority to promulgate and adopt rules and regulations pertaining to the use of Association Property and Common Property, which includes the bicycle racks located throughout the Association. This Policy is being adopted to govern the use of the bicycle racks.
2. Before any Unit Owner may store or park his/her bicycle at the Association's bicycle racks, an application for a decal must be submitted to the Association for its records. **No application shall be denied unless it is incomplete.** Every application should include:
 - a. A description of the bicycle including its make and model, color, approximate fair market value, and year of purchase,
 - b. A photograph of the bicycle, and
 - c. If decals are requested for more than two (2) bicycles per Unit, then an application fee of \$5.00 per additional bicycle is required.
3. Bicycles decals shall expire after one (1) year, and a new photograph of the bicycle must be provided to the Association prior to reissuance of same.
4. Any bicycle that is left at the bicycle racks, or anywhere on Association Property, without necessary decal for more than seven (7) days is subject to removal and disposal by the Association. The Association may, but is not required to, at its discretion, remove the bicycle and store it at the clubhouse for a period of seven (7) days. If it is not claimed during the seven (7) day period, then the Association may dispose through any means that it deems proper.
5. Bicycles covers are not permitted and all bicycles must be in acceptable and operable condition.
6. All Unit Owners, their tenants, guest, assigns, and/or invitees who bring a bicycle onto Association Property are subject to this Policy along with any and all other restrictions and regulations set forth in the Declaration or adopted by the Association. It shall be the Unit Owners' responsibility to inform their tenants, guests, assigns, and/or invitees of this Policy. Failure of the Association to elect its remedy or remedies as described hereunder against any particular Unit Owner shall not operate to waive its rights to pursue the same remedy or remedies against another Unit Owner or other legal remedies against the offending Unit Owner.
7. The Association and management shall not be held liable or responsible in any way for any loss, damage or theft suffered by any Unit Owners. Each owner is responsible for their bicycle(s) and are encouraged to take the necessary precautions to ensure it is secured.

8. In the event any provision of this Policy conflicts with the Declaration or any of the governing documents, the terms of the latter shall control. Additionally, nothing in this Policy shall be deemed a waiver of the Association's rights and remedies available to it at law and in equity whether such rights and remedies arise under Florida law, the Declaration, or the other governing documents.

This resolution was adopted by the Board of Directors on 5th day of April, 2018, and shall be effective immediately.

IN WITNESS WHEREOF, the undersigned has hereto affixed his hand and seal of the Association this 5th day of April, 2018.

State of FL County of Pasco
Subscribed and sworn before me on 4-5-18
(Date)
Bharti Bhojani
(Notary Signature)

Regency Park at Lake Mary Condominium
Association, Inc
A NOT-FOR-PROFIT Florida Corporation

By: Kevin Hutchison

Kevin Hutchison, President



Bharti Bhojani
State of Florida
My Commission Expires 12/30/2018
Commission No. FF 186510