



A Not-for-Profit Corporation
"Exhibit A"

The Board of Directors has approved this Parking/Towing Policy, which relates to number 14, 15, & 16 of the Associations Rules and Regulations, for distribution to the Unit Owners, residents, and tenants at Regency Park.

1. GENERAL REGULATIONS

- 1.1 It is the responsibility of each Unit Owner and his/her tenant(s), licensee(s), family or guests to fully comply with these Rules and Regulations. Unit Owners are responsible to communicate and properly instruct tenants, licensees, visitors, guests, family members, tradesmen, callers, invitees and other who may have legitimate reason for access or cause to be on the property regarding the operation and effect of the parking restrictions set forth in the Rules and Regulations.
- 1.2 Unit Owners should include a copy of this Parking/Towing Policy and the Rules and Regulations with all lease agreements. Lease agreements should be provided to the Board or its managing agent.
- 1.3 The Board shall enforce these Rules and Regulations and, in doing so, is authorized to utilize the services of qualified towing operator to remove any vehicles which may be in violation.

2. PERMITTED PARKING: Parking of motor vehicles will be permitted on Association property only at the following locations:

- 2.1 Designated Parking Areas: Vehicles may be parked only on designated parking areas on the Condominium Property. First come, first serve basis.
- 2.2 Valid parking permit displayed on the rear window on the bottom left hand corner of the driver's side.
- 2.3 All Registered vehicles must be registered to the name of the person(s) in the lease, Warranty Deed, Trust Document, LLC, and/or Officers of Corp

3. PROHIBITED PARKING:

- 3.1 No Parking Areas: Parking is prohibited in all of the locations within the Association which are designated by signs or street markings as "No Parking" for various safety reasons, including but not limited to fire lanes.
- 3.2 Access areas: Parking is prohibited in front of walkways and within fifteen (15) feet of fire hydrants. Parked vehicles must not restrict access to driveways, streets or pedestrian traffic.
- 3.3 Other Community Property: No motor vehicle will be permitted to park or operate on "greenspaces" or walkways within the Association, except emergency or maintenance vehicles. These restrictions apply to all motor vehicles, including "off highway" vehicles (as defined by Chapter 317, Florida Statute)
- 3.4 Prohibited Vehicles: Vehicles on which commercial equipment or lettering is exposed in or upon the vehicle, vans without permanent rear seats and/or side windows in the rear of the van, trucks over ½ ton (which shall include mobile homes and campers), boats or water sport vehicles, trailers, inoperable motor vehicles (which shall include, without limitation, any vehicle which cannot operate

on its own power, is in state of disrepair, and/or which would not pass applicable state inspection criteria), recreational vehicles, and/or non-passenger vehicles shall be kept upon any portion of the Association (except for bona fide emergencies). The foregoing restrictions shall not be deemed to prohibit temporary parking of commercial vehicles making delivery to or from, or while used in connection providing service to, any unit or the condominium property. No major repair to any motor vehicle may take place on the condominium property, nor shall any vehicle be placed upon blocks, jacks, or similar devices, anywhere on the condominium property. Cars used by government law enforcement are expressly permitted.

3.5 Expired license plates.

3.6 Vehicles cannot be covered. License plates and parking decals must be visible at all times.

4. ENFORCEMENT

4.1 The Board of Directors is responsible for enforcing the Rules and Regulations. In fulfilling its obligation to enforce the Rules and Regulations the Board may enlist the assistance of a managing agent and or other agents (such as towing operator). Unit owners or residents who observe a violation or wish to lodge a complaint should contact a Board member or its managing agent, and make such complaint in writing. It is recommended that any complaint submitted be accompanied with documented proof such as a photograph of said violation. The complainant will be kept anonymous when addressing the violation. As set forth in the Rules and Regulations, any vehicle found to be parking in violation of these rules and regulations may be immediately towed from property at the expense of its owner and without prior warning.

5. **STORAGE OF VEHICLES:** Vehicles loaned, leased, or used by an owner or resident shall not be stored on the Condominium Property for any period of time. If a vehicle is to remain on the Condominium Property for periods in excess of four (4) days, due to illness or vacation, the Owner or Resident must notify the Association's Property Manager, in writing, of the reason for the lack of use. No vehicle will be used simply for storage of personal or business property at any time.

6. **GUEST:** A resident or owners having guest stay at the unit for more than four (4) days are to notify management and obtain a guest pass. Guest passes cannot exceed more than seven (7) days unless approved by management. Guest vehicles must comply with rules listed under number 3 "Prohibited Parking".

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 PALM
Subscribed and sworn before me on 4-5-18
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