

## From Rules and Regulations

### PARKING:

- 1) All parking permits (for Unit Owners, Tenants, and guests) shall be issued at the Association Management Office located at 610 Egret Cir, Delray Beach, FL 33444.
  - a) Vehicles must be parked in their assigned space or a guest space.
  - b) All Unit Owners are assigned one parking space. It is for your personal transportation.
  - c) Any vehicles not registered by the Association shall be subject to towing regardless of their location in an owner or guest spot.
  - d) Unauthorized parking may result in fines or towing.
    - i) One written warning may be provided as a courtesy.
      - (1) Notice when provided will be in written form.
      - (2) Vehicle owners of such notice will have twenty-four (24) hours to comply with the rules.
    - ii) No notice shall be given to vehicles under the following conditions:
      - (1) Vehicles causing an active risk to life,
      - (2) Vehicles causing an active risk to safety,
      - (3) Vehicles blocking ingress or egress,
      - (4) Vehicles hindering the ability of another vehicle to be parked in an adjacent space,
      - (5) Vehicles repeating offenses where the same vehicle has been previously parked in the same violative manner which resulted in the owner receiving a notice.
    - iii) Towing is at the expense of the vehicle owner.
  - e) Dated permits for short term are obtained from the Association office.
    - i) Short term is defined as under thirty (30) days.
    - ii) Permits are not transferable.
  - f) Parking in a reserved spot that is not yours shall be subject to immediate tow.
- 2) Except in emergencies, no vehicle maintenance or repair is allowed on condominium property.
  - a) No vehicles shall be washed on condominium property.
  - b) Damage to asphalt areas resulting from the above shall be repaired at the Unit Owners expense.
- 3) The following paragraphs reflect guidance and interpretation of the various buildings' declarations. They are not meant to change the declarations but are meant to better everyone's understanding and make clear how the declarations shall be enforced.
  - a) Notwithstanding the paragraphs below, non-commercial pickup trucks may be parked provided they meet other requirements and are not used for commercial purposes.

- i) No vehicle may be parked overnight which extends more than twenty-four (24) inches beyond the painted lines delineating the parking spaces. Measurement shall be from the end of the line furthest from the car stop to the point on the vehicle furthest from the car stop.
  - (1) The term “overnight” is defined as any point in time between the hours of 10 pm and 7:30 am.
- ii) All vehicles shall park completely within the inner most lines delineating the parking spaces.
- b) Camper type vehicles are those designed to contain overnight accommodation. These include recreational vehicles and campers within pickup truck beds.
- c) Commercial vehicles for the purpose of this paragraph are defined as follows:
  - i) Any vehicle containing industrial type equipment such as cranes, ladders, plumbing or other industrial parts, tools other than basic tools for homeowner maintenance, etc.
  - ii) Any vehicle with writing on any portion of the vehicle, be it painted or on a sign attached to the vehicle.
  - iii) Pickup trucks with an enclosed toolbox shall be deemed “commercial.”
  - iv) Vans that are not configured for passenger use.
    - (1) Vans configured for passenger use and used in a pay for hire manner are considered commercial vehicles.
    - (2) Vans not configured for passenger use may be examined by the Board of Directors upon application for a parking pass or sticker at the request of the owner.
      - (a) Such vans shall be demonstrated to the satisfaction of the Board not to be used for commercial purposes or as a camper-type vehicle.
      - (b) These vans shall be subject to further inspection at the pleasure of the Board. The approval for such vehicles may be withdrawn should the configuration have been altered to what the Board considers a commercial vehicle.
  - v) Automobiles with a “Lyft” or “Uber” or another pay-for-hire sign.
- d) Temporary exceptions
  - i) Moving vans and trucks operated by residents may be parked in a “Guest” parking spot, away from other vehicles for a single night.
    - (1) Such vehicles must be registered at the Association office.
    - (2) Vehicles may be parked temporarily close to building entrances while actively loading or unloading.
  - ii) Repair service and delivery vehicles are exempted from these rules only while performing their services during the authorized work hours of the Association.
- e) Any vehicle allowed by the above rules must be in a drivable condition.
  - i) Drivable condition includes, but is not limited to the vehicle must be Government registered, have visible registration tags, no flat tires, comply with the state or province laws where registered, and shall have moved within any thirty (30) day period.

- ii) No vehicle shall leak oil or other vehicle fluids.
  - (1) Damage to asphalt areas resulting from the above shall be repaired at the Unit Owners expense.
  - (2) Condensate from vehicle air conditioners is not considered a leak.
- iii) Vehicles remaining in the off season shall be registered at the Association office as to space number or guest space location.
  - (1) A vehicle being laid up during the off-season months may be covered by a tarp.
    - (a) The tarp must be well secured.
  - (2) Vehicles shall be stored with due consideration for available parking for guests.
  - (3) Building 2 guest spots in particular shall not be used for long term parking.
  - (4) Such vehicles must meet the requirements of 3.e.i except that the requirement to move within a thirty (30) day period is waived for the duration of the off season.
    - (a) The off season for the purpose of this paragraph is defined as the period between 1 May and 30 November.
    - (b) The Season is defined as 1 December through and including 30 April.
- iv) No vehicle shall be covered during the season.
- f) Exemptions
  - i) Any owner claiming their vehicle is exempt from the above rules due to prior approval from the Board will be allowed to park that vehicle upon providing written proof of the Board exemption within thirty (30) days of Board approval of these amended rules.
  - ii) Past exemption for a vehicle is not a guarantee of future exemption for replacement vehicles.
  - iii) The Board recognizes that there may be a fine line between vehicles not allowed above and those which may be used as personal vehicles. Therefore, vehicle owners may petition the Board in writing for a change in status.
    - (1) The petition shall state the particulars of the vehicle including VIN and government registration number along with a detailed explanation of why the change in status should be granted.
    - (2) Three members of the Board shall inspect the vehicle and decide whether to allow the change.
    - (3) Not all items above are subject to petition. Non-petitioned items include, but are not limited to vehicles
      - (a) with commercial writing,
      - (b) with leaks
      - (c) with campers
      - (d) meeting paragraph 1c and 1d and 3.c.5.