

Jameson Place Condominium Association, Inc.

PARKING RULES AND REGULATIONS

WHEREAS, Section 17.19 of the Declaration of Condominium (“Declaration”) of Jameson Place a Condominium (“Condominium”) authorizes the Jameson Place Condominium Association, Inc. (“Association”), through its Board of Directors (“Board”), to promulgate rules and regulations with respect to the Condominium as it determines to be in the best interested of the Condominium and Home Owners;

WHEREAS, the Board has deemed it necessary to establish appropriate rules and regulations for Parking for the Condominiums;

WHEREAS, the Board by not less than a majority vote of the Board, at a Special Meeting of the Board, at which a quorum was present, affirmatively voted to adopt the foregoing Parking Rules and Regulations.

NOW, THEREFORE, BE IT RESOLVED that the Board adopts the following Parking Rules and Regulations:

I. GENERAL PROVISIONS

- A. Any capitalization items not defined herein shall have the meaning assigned to them in the Declaration. The Rules and Regulations respecting vehicles and parking set forth in the Condominium Documents are incorporated into these Parking Rules and Regulations by this reference.
- B. Driveway parking spaces which are limited to the amount of space required to park a vehicle as Limited Common Elements reserved for the exclusive use of the Home Owner of the Home adjacent thereto. Additionally, the Common Elements of the Condominium may contain certain reserved parking spaces (or parking spaces assigned to particular Homes) for the exclusive use of such Homes. It is a violation of the Association’s Parking Rules and Regulations for any person other than the Home Owner, or its guests, invitees and lessees, to make use of any Limited Common Element Driveway or reserved or assigned reserved parking spaces without the consent of the Home Owners to which such parking space is reserved or assigned.
- C. All Common Element parking spaces not reserved or assigned shall be available on a first come, first serve basis, subject to the Rules and Regulations contained herein.
- D. Motor homes, trailers, recreational vehicles, boats, campers and vans and trucks used for commercial purposes shall not be permitted to be parked or stored in or on the Condominium Property unless kept fully enclosed in a garage except for trucks furnishing goods and services during daylight hours and except as the Association may designate for such use by the adoption of appropriate rules and regulations.

- E. All vehicles shall be parked entirely within the parking spaces marked on the Common Elements so as not to obstruct or reduce the adjacent spaces for other vehicles.
- F. Guests shall be allowed to park vehicles in the Common Elements parking spaced designated as "Guest Parkng."

II. RESTRICTIONS

- A. No vehicle shall be parked in violation of any posted sign. Nor more than one vehicle shall be parked in any designated space.
- B. No motor vehicle shall be parked on any area designated for pedestrian use.
- C. All vehicles shall be parked on paved surfaces. There shall be no parking on sod or grassed areas.
- D. No vehicle shall be parked in the street at any time, nor parked blocking any sidewalks.
- E. Only vehicles displaying a handicapped license or permit shall park in a space reserved for the handicapped.
- F. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into and out of the Common Elements or a Home Owner's Driveway or entranceway.
- G. Any vehicle parked in a fire lane is subject to immediate towing at the vehicle owner's risk and expense. Additionally, any vehicle parked so as to obstruct the passage, ingress or egress of any emergency vehicles is subject to immediate towing at the vehicle owner's cost and expense.
- H. No junk or derelict vehicle shall be parked on the Condominium Property at any time. Any motor vehicle that cannot be operated in its existing condition because the parts necessary for operation, such as, but not limited to, tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals, are removed, damaged or destroyed, or has a deteriorated body condition, shall be deemed to be a junk or derelict vehicle, regardless of the display of valid state license/registration or inspection sticker.
- I. No vehicle shall remain on the Condominium Property unless it has current registration tags and plates.
- J. Any vehicle the owner of which cannot be identified and/or located shall be deemed an abandoned vehicle.

- K. Expect for minor emergency repairs, the repairing of vehicles, including the painting thereof is not permitted at any time on the Common Elements. The intentional draining of any motor vehicle fluids is prohibited.
- L. No individual shall show any sign, advertisement or notice of any type in or upon his or her automobile so as to be visible from the Common Elements, or in any public way, except as may be previously and specifically approved in writing by the Board.
- M. Parking spaces are designated only for the parking of approved motor vehicles.
- N. No garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of the garage originally intended for the parking of an automobile shall be converted to a living space or storage area. Garages are intended for the primary use or parking and storage of motor vehicles. Home Owners and lessees may not store personal property in a garage and then park motor vehicles in the unassigned parking areas of the Condominium.
- O. Owners of Homes whose residents and/or guests [who] violate this policy shall be held liable for any damages to the Condominium Property caused directly or indirectly by the violation to include the cost of enforcement which shall also cover legal costs incurred by the Association to enforce these Parking Rules and Regulations.

III ENFORCEMENT

A. Scope of Enforcement

1. Any vehicle that is parked in violation of these Rules and Regulations shall be deemed to be parked without permission of the Association and subject to enforcement as provided herein. In addition to any other remedy available to the Association, any vehicle parked on the Common Elements, Limited Common Element Driveway or in a reserved or assigned parking space without permission is subject to towing at the vehicle owner's sole expense and risk.

2. Unless subject to immediate towing as herein provided, prior to the towing of a vehicle, any vehicle parked illegally or in violation of these Parking Rules and Regulations shall be subject to stickering by the towing company. If the vehicle is not removed and relocated to an authorized location after the second offense, it shall be towed at the vehicle owner's expense. Notice in accordance with Section 715.07, Florida Statutes, has been provided and signage placed on the Condominium Property in accordance with Florida Law

3. Residents shall be responsible for the conduct of their guests, tenants, contractors and visitors.

B. Enforcement Procedures

1. Parking space violations shall be called into the Association's management agent.

2. The Brevard County Sheriff's Office, the Rockledge Police Department and/or any other law enforcement agency having jurisdiction over the Condominium Property may be called to ticket and/or tow a vehicle that is parked in a fire lane or blocking a fire hydrant. The Board reserves the right to tow from fire lanes via a random patrol.

3. The Board shall cause to be erected signs on the Condominium Property notifying residents that any vehicle illegally or improperly parked on the Condominium Property may be towed without notice at the vehicle owner's sole risk and expense. Such signs shall comply with the requirements of Section 715.07, Florida Statutes, for towing vehicles off of private property.

4. The Board of Directors shall engage a towing company to monitor the Condominium Property for unregistered or illegally or improperly parked vehicles. Such vehicles may be towed at the vehicle owner's sole cost and expense. The towing company shall monitor and have authority to tow vehicles parked on the Condominium Property in violation of these Parking Rules and Regulations, or any other rules and regulations adopted by the Board, from time to time, governing parking on the Condominium Property, in accordance with the provisions of Section 715.07, Florida Statutes.

**By Resolution of the Board of Directors of
Jameson Place Condominium Association, Inc.
Approved November 30, 2009.**