

CENTURY PARC 2 CONDOMINIUM ASSOCIATION, INC.

PARKING POLICY – PLEASE FOLLOW AND SAVE FOR YOUR REFERENCE

TO ALL HOMEOWNERS AND RESIDENTS:

THE FOLLOWING VIOLATIONS WILL RESULT IN WARNING OR IMMEDIATE TOWING OF VEHICLE AT OWNERS EXPENSE AND LIABILITY

1. **Parking on common ground grass-** One tire of vehicle touching the grass will be considered improperly parked and will be warned and finally towed.
2. **A commercial vehicle parked overnight is PROHIBITED.** This applies to the entire community common grounds and assigned parking spaces.
3. **Decals/Tags – ALL CARS MUST HAVE VISIBLE** decals/permits and license plates. Covers are not permitted.
*****WARNING: ALL DECALS MUST BE ADHERED TO THE DRIVERS SIDE FRONT WINDSHIELD.**
IF DECAL IS NOT ADHERED, VEHICLE WILL BE TOWED AWAY ***
4. **Disabled and/or wrecked vehicles** may not be parked in the community for more than 24 hours and the CP2 Office or security **MUST BE NOTIFIED.** Otherwise, vehicle will be towed without further notice after 48 hours.
5. **Parking on any area not designated** for such purpose (i.e. dumpsters, sidewalk, streets, etc.)
6. **No work truck, trailers, mobile homes, campers, buses or similar** vehicles shall be parked on the Condominium property. There are special requirements for motorcycle. For that matter, please contact PC2 office for written instructions.
7. Vehicles with special permits, including **HANDICAPPED, MUST DISPLAY BOTH PERMITS, CP2 and HANDICAPPED PERMIT** to be parked at a special designated parking spaces.
8. Vehicles **with expired tags or without a valid tag** will be considered abandoned and will be towed away.
9. **RESIDENT PARKING (UNIT NUMBER AND RESERVED):** Each unit is entitled to two (2) parking spaces, unless authorized by the Association. **ONLY VEHICLES WITH DECALS** clearly displayed on the driver's side front windshield can be parked in the resident's parking space (Unit Number). **We have some critical parking areas at CP2. Please be considerate in the use of your designated space. Avoid occupying 2 reserved spots while your unit numbered space is empty. Visitors are not to be parked at Unit Numbers.** Visitors and residents without decal **MUST** request a temporary parking authorization from CP2 Office. If you moved recently and do not have a decal, you must apply for one at the Century Park 2 Office.

IMPORTANT: VISITORS without permits are allowed to be on Century Parc 2 Premises no later than 11:30pm. After this time, warnings may be issued and/or vehicle towed. **NO OVERNIGHT PARKING WITHOUT PERMIT. NO EXCEPTIONS.** If the Office is closed **YOU MUST CONTACT** the Security Guard for instructions at 786-227-4343.

Residents have the authority to contact the towing company (**NU-WAY TOWING 305-572-0111**) to tow away vehicles parked in **their assigned parking space**. The towing company will require **identification and a signature from anyone who calls them to tow away the vehicle**. If a valid ID is not provided or you do not wish to sign, the vehicle **WILL NOT BE TOWED**. With the exceptions of the above, only the BOD and designated agents (security) have the authority to have vehicles towed.

Any possible situation not listed on this policy should not be considered silent. For any questions or suggestion to the BOA, please bring it in writing to the Association's Office. We truly appreciate your help to keep our community running on highest standards. The following actions will result in written violation notice to the owner and/or fines:

1. Performing mechanical work on vehicle anywhere in the community
2. Operating vehicle at speeds greater than 15 miles per hour
3. Operating vehicle in a reckless manner
4. Excessive loud music or noise generating from vehicle
5. Displaying "for sale" or commercial signs on vehicle
6. Displaying of any obscene or offensive language or artwork on vehicle

These Rules and Regulations will be strictly enforced, please collaborate

BOARD OF DIRECTORS