

AVOID BEING TOWED PLEASE READ.

RESIDENTS PLEASE REVIEW ATTACHED PARKING RULES AND REGULATIONS THAT WILL BE ENFORCED EFFECTIVE JULY 15TH 2016. These Towing Rules are a supplement and in addition to the existing Rules and Regulations

PLEASE CORRECT ANY OF THE VIOLATIONS AS THE RULES WILL BE STRICTLY ENFORCED.

SOME COMMON VIOLATIONS ALSO INCLUDED IN THE ATTACHED LIST ARE:

- 1) Parking in the fire lane.
- 2) Parking in other residents spots.
- 3) Expired Tags.
- 4) Non-Working vehicles.

Towing signs will be posted shortly by the towing company at the entrance and exit of our community.

Please, Please, Please, ensure that **you and your guests/ visitors** adhere to the rules and avoid being towed.

TOWING FEES FOR TOWING COMPANY

\$120.00 for impound tow

\$ 60.00 Release on site

\$ 24.00 per day after 6 hours

\$ 30.00 admin fees plus certified mail cost after 24 hours

07/05/2016

CCN POA BOARD

Cypress Chase North Property Owners Association, INC

PARKING RULES AND REGULATIONS

INTRODUCTION

On this 16 day of June, 2016, these rules and regulations have been duly adopted by the Board of Directors of Cypress Chase North Property Owners association Inc. to regulate common element parking within the Association. These rules and regulations have been adopted and approved pursuant to the authority granted to the Board of Directors of the Association by Chapter 718, *Florida Statutes*. These parking rules and regulations supersede all previously adopted rules and regulations concerning parking within Cypress Chase North Property Owners Association Inc.

1. GENERAL REGULATIONS:

1.1. It is the responsibility of each unit owner (and his or her tenant(s) or licensee(s)) to fully comply with these rules and regulations. Unit owners (and their tenants or licensee(s)) will be responsible to communicate and properly instruct all tenants, licensees, visitors, guests, family members, tradesmen, callers and others who may have legitimate reasons for access or cause to be on the property, regarding the operations and effect of these rules and regulations.

1.2. Unit owners who lease, license, or rent their units to others are ultimately responsible for the actions of said tenants. The unit owner must include in and attach to all leases (executed 30 days after the effective date of these rules and regulations), a copy of these rules and regulations. Any assignment made under this section to such tenants will only be effective during the term of the lease or license and must be renewed upon renewal or execution of a new lease or license. NO assignment will be effective until the unit owner files a confirmed copy of said lease or license with the Board or its Managing Agent. A violation of these rules and regulations by a tenant shall be deemed a default under the lease.

1.3. The Board shall be authorized, in the manner and to the extent permitted by law and the governing documents of the Association to enforce these rules and regulations, and may call upon the service of municipal law enforcement agencies to assist in achieving compliance or may use the services of qualified towing services 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 within the Association.

3. **PROHIBITED PARKING:** Parking of motor vehicles is prohibited in all other locations with the Association, including:

3.1. **No Parking Areas:** Parking is prohibited in all of the locations within the Association which are designated by signs or yellow 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 private driveways, within thirty (30) feet of a stop sign, within twenty (20) feet of a crosswalk at an intersection, or within fifteen (15) feet of fire hydrants. Parked vehicles should not restrict access to driveways, streets, or pedestrian traffic.

3.3. **Other Community Properties:** No motor vehicles will be permitted to park or operate on green spaces or sidewalks within the Association, except for emergency or maintenance vehicles. These restrictions apply to all motor vehicles including "off-highway" vehicles (as defined in Chapter 317, *Florida Statutes*).

3.4. Prohibited Vehicles: No commercial vehicle (including vans used for commercial use and vehicles displaying commercial signage), truck (as defined by the Florida Department of Highway Safety and Motor Vehicles and/or by common usage and practice, not including light pick-up trucks of three-quarter (3/4) ton capacity or less, less than twenty (20) feet in length, and used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), vehicles without current tags or registration, trailer, mobile home, camp truck, house trailer, recreational vehicle, boat or other similar vehicles, machinery or equipment of any kind or character (not including such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and any equipment and machinery as the Board of Directors may require in connection with the maintenance and operation of the Association) shall be kept upon any portion of the Association (except for bona fide emergencies).

4. ENFORCEMENT PROCEDURES:

4.1. The Board shall be responsible for enforcing these rules and regulations. In fulfilling its obligation to enforce these rules the Board may enlist the assistance of its managing agent and/or such other agents (such as a towing contractor). 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. Any vehicle found to be parking in violation of these rules and regulations may be immediately towed from the property at the expense of its owner and without prior warning.

4.2. Towing violations: Without limiting the generality of Section 4.1 of these rules and Regulations the following violations will result in immediate towing without warning.

1. Vehicles threatening the safety of the Association residents, including but not limited to parking in designated fire lanes.
2. Vehicles blocking or improperly impeding access to any portion of the general common elements.
3. Prohibited vehicles which shall include commercial vehicles, inoperable or unlicensed vehicles and covered vehicles.
4. No unit owner nor any guest of a unit owner may park in the common area directly in front of another unit owner's parking space.

4.3. The Board may fine a violator of these rules and regulations up to \$100.00 for each violation. The Board may fine a violator of these rules and regulations up to \$100.00 per day for each continuing violation, up to a maximum of \$1,000.00 per violation pursuant to authority set forth in §718.303(3), *Florida Statutes*. Collection of fines may be enforced against the responsible unit owner. In addition to any other remedies provided by the Association's governing documents and/or applicable law, in the event of a failure by a unit owner to pay any fine assessed within thirty (30) days of written notice of the fine having been given to a unit owner, the Association may initiate a lawsuit against the unit owner for failure to pay the fine. If a lawsuit is filed the Association may recover its costs and expenses, including reasonable attorney's fees incurred in connection with the initiation of such legal action.

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument, TOWING RULES & REGULATIONS, was acknowledged before me this _____ day of _____, 20__ by _____

NOTARY SEAL

Notary Signature

Name of Notary Printed