

Galloway Gardens Condominium Association Parking Rules

RESOLUTION OF THE BOARD OF DIRECTORS OF Galloway Gardens Condominium ASSOCIATION, INC.

Motor Vehicles and Parking within the Association

WHEREAS, the Galloway Gardens Condominium Association, Inc. (the "Association") is a Florida Non-profit corporation, duly organized and existing under the laws of the State of Florida; and WHEREAS the Declaration of ("Declaration"), provides the Association with the power to enforce the deed restrictions and covenants contained within the Declaration; and WHEREAS the following rules, regulations and enforcement procedures for motor vehicles and parking within the Association provide clarification of and are in addition to Section Vehicular Parking, Storage and Repairs in the Declaration. NOW THEREFORE, the Board adopts the following rules, regulations, and enforcement procedures for Motor vehicles and parking within the Association. Parking Rules these Parking and Towing Guidelines have been developed for the Homeowners Association and applies to all owners, residents, tenants, guests, and invitees within the community. All vehicles located, whether standing or parked, within the ASSOCIATION are subject to laws of the state of Florida, the Miami-Dade County, and to the rules set in these guidelines. Owners and residents are responsible for the actions of their tenants, guests, and invitees. Any vehicle in violation of the state, county, and community rules shall be subject to towing and/or ticketing. The Board may enforce these rules in accordance with any other policies and enforcement provisions adopted by the Board, which may. Include, without limitation, the right to impose fines or tow the vehicle. All enforcement remedies are cumulative and non-exclusive, and any remedy may be invoked at any time, in any order, without invoking any other remedy. The following rules govern the use of all the parking lots in the ASSOCIATION.

DEFINITIONS

1. "Resident" is defined as any occupant of a unit who is either an owner, a spouse of an owner, or a child of an owner.
2. "Tenant" is defined as an occupant who is leasing from an owner of record and whose name is on file with the Association.
3. "Vehicle". Any device in, upon or by which a person or property is or may be transported upon a street, road, trail, highway, or body of water.
4. "Recreational Vehicle". A towed or motorized mobile unit designed, used, or intended to be used for temporary human occupancy during travel or recreational use. This definition includes travel trailers, pick-up campers (detached cab), motorized dwellings, tent trailers, boats, boat trailers, house boats, car trailers, motorcycle trailers and similar vehicles, such as those used in hauling or for storage purposes.
5. "Street Legal". The condition of a vehicle which displays all legally required tags and stickers, and which meets any inspection requirements of the State, County and Town in which it is required by law to be registered.

6. "Operable Vehicle". A vehicle which, if motorized, can be physically driven or if non-motorized, can be physically towed on public streets and which can legally be driven or towed on public streets. (An example of a vehicle which cannot be physically driven on public streets is a vehicle which has one or more flat tires. An example of a vehicle which cannot legally be driven on public streets is a vehicle which does not have required current license plates, or a current required inspection sticker.)

7. "Assigned Parking". The assignment of parking spaces provided for the exclusive use of each home or townhome. Assigned spaces are located by the property. Townhome assigned parking spaces are in the back of the units, one parking inside the unit, and two parking outside the unit. Home parking spaces are in front of the homes. Homes have one of two car garage, and two parking outside the home. Some homes have additional parking spaces located within the property. In addition, homes can park in the space located on the other side of the sidewalk and the street. It must be parked parallel with the sidewalk. All vehicles parked in assigned parking spaces are subject to all parking rules. Owners and residents shall not store personal property in their assigned parking space.

8. "Designated Visitor Parking Spaces". Those areas in the common ground parking lots which are specifically identified as visitor parking spaces, designated by painted stripes on the asphalt surface.

Private Roads

Paved roads/courts owned and maintained by the Homeowners Association. All state and county laws are enforced by the Miami-Dade County Police and by the Fire Marshall on these private roads. Community rules are enforced by the ASSOCIATION on these private roads. The private roads are those behind the townhomes.

Public Roads

All Paved roads, except the ones behind the townhomes, are owned and managed by Florida Department of Transportation (FDOT). All state and county laws are enforced by the Miami-Dade County Police and Fire Marshall on these public roads.

Fire Lanes all paved roads are designated as fire lanes by the Miami-Dade County Fire Marshal. Some specific areas are marked with signs and/or yellow striping. Vehicles blocking fire hydrants will be removed without warning.

PARKING / ASSIGNED PARKING

Each unit shall be entitled to the exclusive use of their limited common parking spaces for approved.

Vehicles, and must park head-in only. All residents shall register their motor vehicles with the association office and must always have valid as well as visible registration. Resident must have their resident decals on their vehicles. Unauthorized use of an assigned space is the responsibility of the resident/tenant. Parking rules will be enforced by the ASSOCIATION.

VISITOR PARKING

Visitor's Parking spaces are not designated for the use of the residents or tenants, parking by residents.

or tenants is strictly prohibited. Any vehicle with a resident decal in a Visitor's Parking space will be immediately towed. Visitor's Parking spaces are not designated for the exclusive use of any resident's visitor, they shall be. Available on a first come, first-serve basis, and limited to 24 hours. No resident's visitor can go over 24 hours in any Visitor's Parking space in the property without written approval from the Board or Manager. Visitors of residents may park in ASSOCIATION visitor's parking lots under the following conditions:

- Visitor's vehicle must have a valid Galloway Gardens Visitor permit in display. Any vehicles without a visitor permit in a Visitor's parking space will be immediately towed.

Visitor's vehicle must be an operable automobile, van, pickup truck, or motorcycle,

- Vehicles, vans, and pick-up trucks may have no more than two axles and must be used primarily for personal purposes.
- Visitor parking is permitted for a period of 24 hours or less. (Decal must be placed)
- Any Visitor parking over 24 hours in any space must be approved by the ASSOCIATION Manager. A tag will be provided with the approved dates.
- No guest shall park in one or more "Visitor Parking" spaces for more than 24 hours. If it is anticipated that a visitor/guest will exceed 24 hours, the Owner or resident who is hosting the guest shall notify their guest that the Association must approve the specific dates. If the request is rejected, the guest and resident may be required to do alternative parking plans.
- Parking areas shall be used solely for the parking of approved vehicles as defined herein. Vehicles may be parked only in designated parking spaces and areas. All motorcycles and mopeds may be parked on the parking lots and may not be stored inside units, or on under balconies. Vehicles must be parked within the spaces provided and in such a manner as to not obstruct other parking spaces or impede access.

All state and county laws governing the operation of motor-powered vehicles apply within the streets of the ASSOCIATION community.

No parking of any vehicle is allowed on any common ground areas not designated for parking, including, but not limited to, spaces in front of mailboxes, grass, swells, parking parallel to the curb behind other vehicles, and curbside parking at intersections, in front of fire hydrants, or in fire lanes.

Any attempt to utilize Visitor Parking as a long-term parking solution will be considered a violation of this policy and may result in fining and/or towing, and loss of use of the common elements including the use of Visitor's parking by the owner, Renters/tenants may be evicted for violation of the rules including parking.

Commercial Vehicle Parking Rules

1. Residents who own commercial vehicles (limited to an operable automobile, van, pickup truck, or motorcycle, vans, and pick-up trucks may have no more than two axles and must be used primarily for personal purposes.)

must meet the following criteria to park their commercial vehicle within the community:

- any signage must be completely covered.

- the signage cover must be the same color as the vehicle background.
- the signage cover must not be unreasonably large or unreasonably configured.
- the signage cover must be approved by the ASSOCIATION.
- Visitor parking is permitted for a period of 24 hours or less.
- Any Visitor parking over 24 hours in any space must be approved by the ASSOCIATION Manager. A tag will be provided with the approved dates.
- No guest shall park in one or more "Visitor Parking" spaces for more than 24 hours. If it is anticipated that a visitor/guest will exceed 24 hours, the Owner or resident who is.
- hosting the guest shall notify their guest that the Association must approve the specific dates. If the request is rejected, the guest and resident may be required to do alternative parking plans.
- Parking areas shall be used solely for the parking of approved vehicles as defined herein. Vehicles may
 - be parked only in designated parking spaces and areas. All motorcycles and mopeds may be parked on
 - the parking lots and may not be stored inside units, or on under balconies. Vehicles must be parked.
 - within the spaces provided and in such a manner as to not obstruct other parking spaces or impede
 - access.

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No parking of any vehicle is allowed on any common ground areas not designated for parking, including, but not limited to, spaces in front of mailboxes, grass, swells, parking parallel to the curb behind other vehicles, and curbside parking at intersections, in front of fire hydrants, or in fire lanes.

Any attempt to utilize Visitor Parking as a long-term parking solution will be considered a violation of this policy and may result in fining and/or towing, and loss of use of the common elements including the use of Visitor's parking by the owner, Renters/tenants may be evicted for violation of the rules including parking.

PROHIBITED VEHICLES.

- Inoperative vehicles.
- Abandoned Vehicles, and vehicles with expired registration and tags.
- Unlicensed vehicles, including but not limited to motorized bicycles, all-terrain vehicles, minibikes, motorized scooters, pocket bikes, go-carts, mopeds, or dune buggies.
 - Vehicles which are not street legal.
 - Oversized vehicles -defined as any vehicle that extends beyond the length of the parking space, and/or exceeds 85% of the width of the parking space and/or extend over the sidewalk. The parking space is. defined as the area from the curb to the end of the separator lines and between two separator lines. measured from the inside of the two lines.

- Other equipment and machinery including attached machinery, trucks, digging equipment, etc.
- Vehicles undergoing repairs or maintenance, other than minor repairs which must be completed within forty-eight (48) hours, painting, or the drainage of automobiles. The dumping, disposal, or leakage of oil, grease, or any other chemical residual substance, or any substance or particles from holding tanks of any.

vehicles are not permitted on the common elements.

- Unsafe vehicles defined as any vehicle parked or stored unattended in a hazardous condition, including, but not limited to, vehicles on jacks or blocks. Tires supporting vehicles on common elements. must be always inflated to within 10 psi of the manufacturers recommended pressure so that they can be moved in the event of an emergency.

- Recreational Vehicles are not permitted in the parking lots or the common grounds. Recreational vehicles are defined as travel trailers, pick-up campers (detached cab), motorized dwellings, tent trailers, boats, boat trailers, house boats, car trailers, motorcycle trailers and similar vehicles, such as those used in hauling or for storage purposes.

ENFORCEMENT

NOTICE OF VIOLATION FOR PROHIBITED VEHICLES.

The owner of any prohibited vehicle not in compliance with these rules and not specifically dealt with by immediate towing as set forth in the following paragraphs, shall be notified of the violation by the posting of a notice on the vehicle. Any vehicle not brought into compliance of the posted notice will be towed.

CONDITIONS WARRANTING IMMEDIATE TOWING WITHOUT NOTICE

The following vehicles shall be subject to immediate removal without notification at any time of the day, including weekends and holidays:

any unauthorized vehicle parked in a designated parking space, including vehicles without visitor's permit in a visitor's space or over 24 hours in a visitor's space.

any vehicle with an expired tag or a tag not visible, including vehicles parked back-in will be towed.

Vehicles must be parked head-in only.

- any vehicle parked in such a manner as to obstruct ingress or egress into or out of a space, parked in a posted fire lane or within fifteen (15) feet of a fire hydrant or in a designated fire lane,
- any vehicle occupying more than one (1) Visitor's parking space,
- any vehicle double parked,
- any vehicle parked on a grassy area or sidewalk including the swale on SW 12 street, impeding access to sidewalk ramps or mailboxes,
- any vehicle constituting a safety hazard

A resident reporting the presence of an unauthorized vehicle parked in their designated space must contact the ASSOCIATION towing representative to remove the illegally parked vehicle immediately.

The Board will assess any parking lot rule levied against the ASSOCIATION Homeowners Association by the

Miami-Dade if the violation is a state/county offense.

LIABILITY ASSOCIATION

The association assumes no responsibility for any damage to or theft from any vehicle parked, operated on, or towed from association property. All costs of towing and impoundment shall be the sole responsibility of the vehicle's owner.

Owners or Renters of Property shall be held liable for any expense incurred by the Association because of any damage done to the common elements by the use, repair, or maintenance of their vehicle, or as a result of negligence, whether on the part of the owner, his family, tenants, guests, or agents.

I have read and understand these rules and regulations.

Print Name

Signature

Date