

St. Augustine Ocean & Racquet Club Condominium Association, Inc.
A Florida Not-for-Profit Corporation

Revised Rules Regulating Use of Common Parking Areas

The following policy is a revision to the existing policy adopted by the Board on January 10, 1998. These rules were passed unanimously by the Board of Directors during their regular meeting held on February 5, 2015

WHEREAS, the Board of Directors has determined it necessary to clarify rules and regulations regarding the use of the common parking areas in order to ensure that there is plenty of parking made available to tenants and guests of the Association.

AND, WHEREAS, the Board of Directors has the authority to "make and amend regulations governing the use of the property, real and personal, in the Condominium(s) and the Common Area..." as provided in the Bylaws of the Association Section IV, Article L(4).

Now Therefore let it be Resolved, the St. Augustine Ocean & Racquet Club Condominium hereby establishes the following policy regarding use of the common parking areas

Section 1. Parking rights. Ownership of each condominium unit shall entitle the Owner(s) of the use of parking areas for approved vehicles, together with the right of ingress and egress in and upon said parking area.

Section 2. Parking Passes. Pursuant to the rules of the Association, each owner/renter is entitled to two parking spaces on the premises. Each owner is entitled to two permanent windshield parking decals. Owner windshield parking decals are numbered and will be registered with the CSO Office. Registration will include make, model, and license plate number. It is the responsibility of the owner to keep his/her parking decals up to date with the CSO Office reflecting the current details of the vehicle and corresponding number.

A. Blue Parking Passes. Blue parking passes issued to owner's guests, or renters, are NOT transferable. These passes shall have the name of the party, the unit number, and date of expiration. Vehicles must display a valid parking permit at all times while on the premises. Family members may have long term blue passes (as they are not charged for parking fees). Long term blue parking passes are NOT open-ended for random visits for non-family members. Owners must request non-family guest/rental parking passes for which a fee will be imposed.

B. Yellow Parking Passes – One (1) Day. Housekeeping - Authorized persons checking on condos must secure housekeeping yellow day passes. No fee will be required for parking.

Visitors and Guests - Owners and renters are permitted to have two (2) daily yellow passes for the purpose of having visitors and guests access the premises. Exceptions will require notification of the security officer on duty. It will be the responsibility of the owner or renter to notify the guardhouse of any visitor to their condo for the purpose of issuing a one-day yellow pass. Upon entering the property, the guard on duty will issue the yellow pass to the driver and note the make, model, and license plate number of the vehicle. The pass will include the name and date of the visitation. Yellow passes must be

returned to the guardhouse upon leaving the property. Employees of O&R, when not on duty, are required to obtain and display a parking pass to enter the premises pursuant to this Section.

C. Pink Parking/Vendor Pass - Contractors/Commercial Vehicles. This pass must be secured at the office on a daily basis. All terms and conditions, as enumerated on the pass, must be adhered to.

ENFORCEMENT;

A. Failure to follow parking policies. Failure to abide by the Ocean & Racquet parking policies may result in towing and/or the revocation of parking permits or privileges.

B. Counterfeit parking permits. Any duplication or facsimile of the original parking permit will be considered counterfeit, and the vehicle will be subject to towing and additional penalties.

VOIDING AND REPLACEMENT OF PERMITS;

A. A parking permit can be exchanged without charge for a new parking permit if it becomes damaged or lost.

B. Parking Permit numbers are voided when -

- (1) The unit owner sells the unit
- (2) A parking permit is exchanged
- (3) A new parking permit is issued
- (4) The unit owner is more than 90 days delinquent in payment of financial obligations
- (5) A parking permit holder is found to have counterfeited a parking permit

Section 3. Authorized Vehicles. An approved vehicle shall include any conventional passenger vehicle (including passenger "vans"), motorcycles, and trucks, or commercial vehicles of less than 2.5 ton in gross weight which bears no visible advertising signs.

"Vendor/service" vehicles that have been granted access to the premises to perform service or maintenance for a unit owner, or the Association, will not remain overnight. Overnight parking of pick-up trucks with unsightly debris in an open bed is prohibited.

Section 4. Vehicle Storage. Vehicles may park in one parking space on the premises for a period of not more than two (2) weeks. Without the vehicle being moved during this period of time, it is considered STORAGE. Any parking of vehicles for more than two (2) weeks in a particular parking space must have prior approval of the Board or its agent. This rule applies to motorcycles and mopeds as well. These vehicles will be considered unattended. Storage of vehicles, long term or extended, is permitted for a maximum of six (6) weeks at the furthest western parking spaces adjacent to the tennis court with prior approval. These vehicles must be operational and must have current insurance coverage. A set of keys must be left at the guardhouse in the event the vehicle must be moved in an emergency. Vehicle

storage is a privilege only for owners. Vehicles must have owner's decals to avail themselves of this process. Long term blue parking passes on vehicles are not eligible under the provisions of this Section unless approved by the Board of Directors or its agent. These particular vehicles with long term blue passes must be moved every two (2) weeks in accordance with this Section.

Section 5. Reserved Parking Spots. Full time residents of Ocean & Racquet, with medical proof of disability and possessing a "Handicap Sticker" may reserve a permanent parking spot. Application must be made at the office and approved on an annual basis through a renewal process. "Assigned Parking" and fees will also be approved through the rules governing same which were promulgated by the Board of Directors on January 14, 2006.

Section 6. Vehicle Requirements. All motor vehicles shall display current licenses/tags and display a current parking pass issued by the Ocean and Racquet Resort and be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions, or appearance.

Section 7. Restrictions. Commercial vehicles and general-purpose trailers, commercial trucks (over 2.5 tons in gross weight), campers, motor homes, or house trailers shall NOT be parked in the parking areas without prior written permission of the Board or its agent. Under no circumstances will any platform addressed in this paragraph be permitted on the premises for longer than forty-eight (48) hours. No vehicle, of any type, shall contain on or in it, visible material considered unsightly, such as, but not limited to, construction material/tools, refuse, equipment, etc. Commercial vehicles are not permitted to park in the condo complex except during the hours of 8AM and 5PM Monday thru Friday.

Commercial vehicles are permitted to enter the complex during the hours of 8AM and 5PM daily for the purpose of pickups and deliveries, or emergency situations. Any vehicle that is parked in violation of this paragraph may be towed at the owner's expense. Only ordinary light maintenance of vehicles may be performed in the parking lot. Only vehicles displaying handicap permits may use the designated handicap spaces. Spaces in the complex are for vehicle parking only. Storage of personal items, including bicycles, is prohibited in parking spaces. Vehicles must not exceed 15 miles per hour on the condo property. Vehicles may not be washed within the condo complex. Rinsing of vehicles is permitted on the west side of the large pool.

Section 8. Boats. Boats/ boat trailers, or the equivalent, shall NOT be parked in the parking areas for longer than a two (2) week period without approval of the Board or its agent. Any boat or boat trailer that is parked in violation of this paragraph may be towed at the owner's expense.

Section 9. Interference. There shall be no parking of any vehicles without express permission from the Board or its agent that encumbers ingress/egress to any portion of the premises. All vehicles must park in designated parking spaces and shall not be parked parallel to the marked parking spaces. Vehicles are prohibited from parking in yellow striped loading and unloading

spaces. Striped loading and unloading spaces are for that purpose only and for short periods of time. When loading and unloading is complete, vehicles must be moved.

Section 10. Compliance. The Board of its agent reserve the power to establish and enforce compliance with these rules to include the towing of vehicles.

The security patrol will be instructed to report vehicles that are out of place and not displaying passes in accordance with these rules. Agent is authorized to take necessary steps to enforce these regulations.

IN WITNESS WHEREOF, this instrument has been executed and dates as of February _____, 2015.

Signed Sealed & Delivered
In the presence of:

St. Augustine Ocean & Racquet Club
Condominium Association, Inc.

By: _____

President