



## **RULES AND REGULATIONS REGARDING VEHICLE PARKING PERMITS**

To ensure that Parking Spaces are only used by authorized residents and guests of Lexington Place, the Association has implemented new parking rules and parking permit requirements. As a resident of Lexington Place, you are required to understand and follow these rules, and the Unit Owners are responsible for the compliance of all occupants, guests, and invitees. Please note that these Rules and Regulations supersede any prior rules and regulations, including the "Towing Authorization Letters" previously used by residents. Those letters are not valid and should not be used by any owner, resident, or property manager. All violations should instead be reported to the Association for enforcement.

### **General Parking Permit Information**

Lexington Place Condominium Association requires that all vehicles parked on the property be registered with the Association and display a parking permit decal on the windshield. Vehicles that are not registered or do not display a proper parking permit decal may be towed. The following rules apply to all Lexington Place residents, occupants, guests, and invitees and will be strictly enforced by the Association.

- Only **registered residents and leaseholders** of Lexington Place are eligible for parking permit decals. Residents and occupants of a unit must visit the Association's office to register their vehicles in order to receive a parking permit decal, which must be prominently affixed to the vehicle.

Registration requirements include, but are not limited to:

- Valid Photo ID
  - Copy of your Deed (Owner Occupants)
  - Copy of your Lease (Tenants)
  - Contact Information (Phone Number, Email Address, etc)
  - License plate numbers and vehicle registration information for all vehicles which will be driven or parked on Association Property along with current proof of insurance.
  - All other registration requirements per the rules and regulations regarding the leasing of Units, including but not limited to, background checks.
- **VEHICLES PARKED FOR LONGER THAN 72 HOURS THAT DO NOT DISPLAY A RESIDENT PARKING PERMIT DECAL OR GUEST PASS MAY BE TOWED AT THE SOLE EXPENSE OF THE OWNER OF THE VEHICLE. UNIT OWNERS MAY BE SUBJECT TO ADDITIONAL COVENANT ENFORCEMENT FOR ANY PARKING VIOLATIONS.**

- **UPON TERMINATION OF RESIDENCY AT LEXINGTON PLACE PARKING DECALS MUST BE RETURNED TO THE ASSOCIATION REGARDLESS OF THEIR CONDITION. FAILURE TO RETURN A RESIDENT PARKING DECAL WILL RESULT IN A FEE FOR DECAL REPLACEMENT AND ADMINISTRATIVE COSTS.**

### **Parking Permit Regulations**

The following parking permit regulations have been put in place to ensure that only residents and authorized guests are using parking spaces at Lexington Place.

- Only **registered residents and leaseholders** of Lexington Place are eligible to receive resident parking permit decals for the property.
- Only one (1) parking permit decal will be issued per registered vehicle.
- Parking Permit decal distribution is limited to conform with the Association's Declaration regarding vehicle and leasing restrictions. Parking Permit decals are limited as follows:
  - No Owner or occupant of a Unit shall park more than an aggregate total of three (3) vehicles on the Condominium Property.
  - Maximum of three (3) Parking Permit decals will be issued per unit at any given time.

### **Temporary Guest Parking Passes**

Non-Resident Owners, Property Managers, or Resident Guests that are parked for longer than 72 hours are required to register their vehicles with the Association to receive a Temporary Guest Parking Pass. Failure to register and receive a guest pass may result in the violator's vehicle being towed at the vehicle owner's expense. Unit Owners maintain responsibility for any vehicles granted access to condominium Property with their Unit Dial-In Code and Access Device and may be subject to additional covenant enforcement.

Registration requirements for guests include, but are not limited to:

- Unit Number
- Valid Photo ID
- License plate numbers and vehicle registration information for all vehicles which will be parked on Association Property along with current proof of insurance.

Temporary Guest Parking Passes are only issued to non-resident visitors and guests. Temporary Guest Passes will be labeled with an expiration date. If a vehicle is parked on the property past

the expiration date, this may result in the violator's vehicle being towed at the vehicle owner's expense. It may also result in a violation letter sent to the Unit Owner for failure to comply with these regulations. Repeat violations for any Unit will be enforced in accordance with the Association's governing documents and Chapter 718, Florida Statutes.

**ALL GUEST PARKING PASSES MUST BE RETURNED TO THE ASSOCIATION ONCE A VISITING GUEST LEAVES. FAILURE TO RETURN A GUEST PARKING PASS WILL RESULT IN A DECAL REPLACEMENT ADMINISTRATIVE FEE WHICH SHALL BE CHARGED TO THE UNIT OWNER. THE ASSOCIATION WILL NOT ISSUE ADDITIONAL GUEST PASSES TO THE UNIT UNTIL THE DECAL REPLACEMENT ADMINISTRATIVE FEE IS PAID.**

**LOST OR STOLEN GUEST PASSES ARE SUBJECT TO A DECAL REPLACEMENT ADMINISTRATIVE FEE.**

### **Lost or Stolen Parking Permits**

Report lost or stolen parking permits to the Association's office staff immediately. Lost or Stolen parking decals are subject to a decal replacement administrative fee.

### **Special Cause Replacement Parking Permits**

If you require a parking permit decal replacement due to vehicle change or windshield replacement, the Association will provide you with one (1) FREE replacement per year. Any additional decal replacements are subject to a decal replacement administrative fee. You are required to return the old parking decal to the Association in order to receive a free "special cause" replacement decal. Failure to return the old decal will result in a decal replacement administrative fee.

### **General Parking Rules**

This section highlights the general parking and vehicle rules of the Association. These rules are not exhaustive, and residents must adhere to the Declaration, Bylaws, Rules & Regulations, and Towing Rules of the Association.

- Park only in your assigned reserved parking space. Additional parking spaces are available in the rear of the property.
- No Parking in another resident's assigned parking space without the permission of the applicable Unit Owner.
- Only one (1) vehicle or motorcycle may be parked in each space.

- Non-residents and guests must park in unnumbered/unmarked guest spaces. Parking spaces that display numbers or “Private Owner” may not be used as guest parking.
- Guests who are parking longer than 72 hours must register with the office.
- Vehicles that leak oil, brake fluid, transmission fluid or other fluids are NOT ALLOWED to park on the property.
- No person shall conduct repairs or restorations on any motor vehicle, or other vehicle on the Condominium Property.
- Parking nuisances may be reported to the Board.
- All Commercial Vehicles must be parked in the rear of the property. All commercial logos and graphics on vehicles must be covered, with the exception of commercial vehicles temporarily parked in designated parking locations or delivery locations.
- No Parking in Office Reserved spaces in front of the clubhouse between 9am and 5pm, Monday to Friday.
- **NO BOATS, MOVING PODS, MOVING AND STORAGE VEHICLES, TRAILERS, OR MOTOR HOMES MAY BE PARKED OR STORED ON THE CONDOMINIUM PROPERTY, EXCEPT TEMPORARILY IN DESIGNATED GUEST PARKING LOCATIONS OR DELIVERY LOCATIONS IN THE BACK OF THE PROPERTY. OVERNIGHT PARKING IS STRICTLY PROHIBITED UNLESS THE ASSOCIATION IS NOTIFIED AND GRANTS PRIOR WRITTEN APPROVAL. ANY SUCH VEHICLE THAT IS IMPROPERLY PARKED SHALL BE DEEMED TO BE A NUISANCE, MAY BE REMOVED AT THE UNIT OWNER’S EXPENSE, AND MAY RESULT IN ADDITIONAL ENFORCEMENT.**

### **General Towing Rules**

This section highlights the general towing rules and violations of the Association. These rules are not exhaustive, and residents must adhere to the Declaration, Bylaws, Rules & Regulations, General Association Rules, and Towing Rules of the Association. Towing will be conducted in accordance with Orange County Towing Ordinance No. 2014-24 and Section 715.07, Fla. Stat.

- **VEHICLES WITH EXPIRED OR MISSING PLATES AND TAGS MAY BE TOWED AT THE VEHICLE OWNER’S EXPENSE.**
- **VEHICLES PARKED IN ANOTHER RESIDENT’S PARKING SPACE WITHOUT PERMISSION FROM THAT UNIT OWNER MAY BE TOWED AT THE VEHICLE OWNER’S EXPENSE.**

- **VEHICLES PARKED IN A FIRE LANE OR TOW ZONE MAY BE TOWED AT THE VEHICLE OWNER'S EXPENSE.**
- **VEHICLES PARKED IN OFFICE RESERVED SPACES BETWEEN 9AM AND 5PM MONDAY TO FRIDAY MAY BE TOWED AT THE VEHICLE OWNER'S EXPENSE.**
- **JUNKED, WRECKED, AND ABANDONED VEHICLES MAY BE TOWED AT THE VEHICLE OWNER'S EXPENSE.**
- **VEHICLES PARKED WITHOUT A GUEST PASS OR RESIDENT PARKING PERMIT DECAL FOR LONGER THAN 72 HOURS MAY BE TOWED AT THE VEHICLE OWNER'S EXPENSE.**
- **VEHICLES WITH EXPIRED OR INVALID GUEST OR RESIDENT PARKING PERMITS MAY BE TOWED AT THE VEHICLE OWNER'S EXPENSE.**
- **TOWING UNDER THESE PROVISIONS MAY ONLY BE REQUESTED BY THE ASSOCIATION'S DULY AUTHORIZED AGENT. OWNERS MUST CONTACT THE ASSOCIATION AND PROVIDE PHOTOGRAPH(S) OF THE VEHICLE AND ITS LOCATION TO REPORT ANY VIOLATION.**

### **New Owners and Residents**

If you are new to Lexington Place, it is your responsibility and requirement to register with the Association's office to receive a resident parking permit for your vehicle. Failure to register with the Association and display a parking permit on your vehicle may result in the towing of the vehicle.

- New Owners who intend to occupy their units will be required to register with the office and provide a valid Photo ID, a copy of the deed, and all vehicle information to receive parking permit decals for your vehicle(s).
- New Owners who intend to rent out their units must follow the leasing rules and regulations to ensure tenants are approved by the Association. Approved tenants are required to register with the Association to receive parking permit decals.
- New Tenants moving into a unit at Lexington Place must be approved for occupancy and registered with the Association to receive a resident parking permit decal.