

RACQUET CLUB NORTHEAST CONDOMINIUM ASSOCIATION, INC.

A RESOLUTION OF THE BOARD OF DIRECTORS

Whereas the Declaration of Condominium for Racquet Club Northeast (the "Declaration") named Racquet Club Northeast Condominium Association, Inc., (hereinafter the "Association") at the entity responsible for the operation and management of Racquet Club Northeast and for the enforcement of rules and regulations on matters of common interest to its residents; and,

Whereas the Board of Directors ("the Board") is given the authority in the Declaration to adopt rules and it wishes to adopt a policy regarding the procedures to be followed with regard to parking; and

NOW, THEREFORE, the Board hereby resolves as follows:

1. The attached parking rules are hereby adopted.

This Resolution shall hereby supersede any and all previously adopted policies, procedures, and/or resolutions relating to parking by the Association.

IN WITNESS WHEREOF, the Board of Directors has adopted this resolution at a duly called, noticed and convened meeting held this 15th day of July, 2022, and shall become effective immediately.

RACQUET CLUB NORTHEAST
CONDOMINIUM ASSOCIATION,
INC.

Kathy McCabe
(Signature of Witness #1)

Kathy McCabe
(Printed Name of Witness #1)

Fred Mosny
(Signature of Witness #2)

FRED MOSNY
(Printed Name of Witness #2)

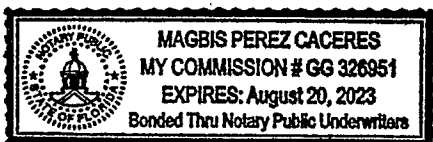
By:

Jonathan Ginsberg
(Signature)

Jonathan Ginsberg Vice President
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of July, 2022, by Jonathan Ginsberg, as President of Racquet Club Northeast Condominium Association, Inc., on behalf of the corporation, and ☒ is personally known to me or ☐ has produced _____ as identification.



[Signature]
NOTARY PUBLIC - State of Florida
My Commission Expires:

Racquet Club Northeast Condominium Association Inc

4651 and 4681 1st Street Northeast, St. Petersburg, Florida, 33703

PARKING REGULATIONS

1. All vehicles parking on the property must be properly and currently registered, licensed, and insured.
2. Any vehicle and/or equipment creating a noxious condition due to noise level or exhaust levels, carries potentially hazardous cargo, is improperly parked, is prohibited from parking on the property.
3. Only the unit owners/tenants and their guest(s) are permitted to park on the property. Vehicles may only be parked within the property with proper identification displayed, i.e., parking decal, guest pass or disabled placard.
4. The maximum number of vehicles allowed to be parked on the property per unit is two, regardless of the number of persons living in the unit.
5. Unit owners'/tenants' vehicles must have the non-transferable property management-issued decal displayed in the left rear windshield.
6. All units have one assigned parking space marked with the unit number on the concrete car bumper.
7. All unit owners/tenants are required to use the assigned unit numbered parking space prior to using a "Resident" or "Guest" parking space.
8. All vehicles parked in a "Resident" space must be registered to a unit owner/tenant and display the property management-issued decal. If guest is parking in the resident assigned spot. The Resident must park in an outside guest spot.
9. Guest parking spaces are marked "Guest" on the concrete car bumper and are located at the front of the property. These spaces are designated for unit owners/tenants' guests or licensed contractors/vendors. If "Guest" parking space is unavailable, additional parking spaces are behind Building B.
10. No vehicle may remain parked and stationary in any single "Guest" parking space for a period of more than 72 hours. The Board of Directors has the right to request that it be moved to overflow parking behind Building B or to call for towing.
11. No vehicle may be stored on the property in any non-assigned parking space for more than 72 consecutive hours unless the need to store the vehicle in a non-assigned parking space is due to an emergency, illness or is a work-related justification.
12. Unit owners are responsible for all violations, damages, and/or charges incurred pursuant to their own vehicles and those of their guests.
13. Fire/emergency lanes must be kept clear at all times and are for use by state, county, and municipal emergency vehicles only.
14. Any "Disabled Parking" space is designated as such and is subject to local laws. Any vehicle parked in a "Disabled Parking" space must visibly display a current disabled parking placard assigned to the permit holder.
15. The car wash facility, located at the front of the property, is reserved for residents and their guests only.

Racquet Club Northeast Condominium Association Inc

4651 and 4681 1st Street Northeast, St. Petersburg, Florida, 33703

16. A contractor hired to perform work on the property by a unit owner/tenant or the Association may park the necessary equipment in a "Guest" space or behind Building B while active work is being conducted. Active work is allowed during proper hours. No commercial work is allowed on Sunday's and holidays.
17. Short term parking of recreational vehicles, campers, motor homes, camping trailers, fifth wheels, boats or trailers, or all-terrain vehicles (ATV) are permitted on the property. The limitation to short term parking is less than 24 hours and by Board approval.
18. No repairs to motor vehicles are permitted to be made on the grounds, especially with regard to the exchange of any liquids (oil, transmission fluids).
19. No unit owner/tenant may store any commercial vehicle, including vehicle with business signage, commercial lettering, magnetic or removable advertisements, or vehicle wraps.
20. No vehicle that is inoperable, displays an expired registration or expired license plate(s), may be parked or stored in any parking spaces or other common areas on the property.
21. Any damages from fluid leaks will be recovered by the Association at the expense of the unit owner/tenant from whose vehicle the leak originated.

OBTAINING A PARKING DECAL – RESIDENT AND GUEST REQUIREMENT

1. **Resident Parking Decal** - A unit resident/tenant must apply to the property management company for each vehicle registered in his/her/their name(s). Each application must be accompanied by the vehicle's registration and insurance forms, showing it is registered to that person(s) and is properly licensed and insured in order to be issued a parking decal. Only two decals are allowed per unit.

TOWING AND STORING A VEHICLE VIOLATIONS EXAMPLES

1. Any vehicle, resident or commercial vehicle parked in violation of these regulations or in violation of Florida statute Chapter 715.07 may be towed at owners' expense.
2. A unit owner/tenant/guest's vehicle that is in violation of these Regulations and Restrictions is subject to being towed at the owner's expense. Notification will be placed on the vehicle 24 hours before towing except when immediate towing is needed, such as parking in fire lanes.