

Mangrove Cay 1 Parking Rules

Adopted 03/14/2018 Effective 05/01/2018

RATIONALE:

The Mangrove Cay 1 Parking Rules are in place to address and accommodate limited parking by residents, visitors and guests. Frequently members of the board have been made aware of parking concerns and violations on our property by both visitors and residents; some to the extent there have been requests for remedy intervention. The following rules are in place to create a use of limited space which addresses all residents living in the building. These rules include the decal parking system described below and are to be observed by all owners, residents, visitors and guests: This will help reduce the unauthorized parking in our community. The Board remains dedicated to the support of all residents living within the Mangrove Cay 1 Community,

PARKING USE RULES:

- Each unit has been assigned 2 parking spaces per unit. These parking spaces are not open for general visitor use and the remainder VISITOR spaces are for visitors and guests in the community.
- Each unit will receive ONE decal with serial numbers specifically assigned to the unit, per registered vehicle (maximum two) which must be displayed from the rearview window of the vehicle and which must be parked in the designated RESIDENT space(s). The first two decals are free to the owner; subsequent requests for new decals will be issued at a \$4.00 cost per decal.
- Residents who currently own more than two (2) vehicles may have available parking in any one of the overflow parking spots located on the LOWER LEVEL, in front of the Club House ONLY and are not guaranteed parking on the property. These vehicles must be registered and will require a hanging tag issued by the Board.
- The property has space for vehicle washing and may not be used as a parking space.
- Visitor - No Resident Parking- The Eight (8) spaces (on the 2nd level) are reserved for the short time visitors of all 55 resident
- ONE space on the lower level is provided for "Maintenance Personnel"
- NO RESIDENT VEHICLES MAY BE PARKED IN ANY OF THE VISITOR OR HANDICAPPED SPACES ON THE UPPER LEVEL.
- DISABLED PARKING - In general, residents who have State issued disabled parking tags are to use their designated parking spaces. (See exceptions below)
 - TEMPORARY NEED: A resident in need of the use of temporary disabled parking may request, from the designated Board Member, the use of one of the assigned "disabled parking" spots for a LIMITED TIME ONLY.

Lost or Stolen Decals:

- If a decal is lost or stolen, it will be replaced by contacting the appropriate Board Management Representative. The cost of replacement decals is \$4.00 each. The lost or stolen decal number will be invalid.

VIOLATIONS:

- A vehicle parked in an assigned spot with either no decal, an invalid decal or invalid hanging tag is considered illegally parked and may be subject to fines and removal. The fines will be assessed to the unit owner of the decal
- Vehicles whose exterior shows commercial markings signs, displays, tools or mounted equipment, racks, ladders, inventory for sale or installation, or other items that clearly indicate non-personal use are prohibited.

- Vehicles found to be in disrepair and/or responsible for spilling or leaking of vehicle fluids that may reasonably be expected to stain or damage driving or parking surfaces, soil or the general environment of the property shall, upon personal awareness or notification, remove the vehicle to an offsite location until such time as the vehicle has been repaired. (owner may be asked to provide documentation of repair.) Violations may result in having the vehicle towed at owner's expense.
- Upon sale of a unit, the parking spaces will transfer with the transfer of the ownership of the unit.
- Although each unit is assigned two parking spaces, the decals will only be assigned to a registered vehicle; one decal per vehicle. To receive your decals, contact Cindy Cianciolo to make an appointment.

PLEASE NOTE: The success of enforcing these rules depends on the cooperation of all the community residents. It is NOT the intent of the Board to stifle any resident's freedoms. The Board is sensitive to situations which may come up from time to time requiring a possible TEMPORARY exception and will gladly review any request on an individual basis. If someone is parking in your assigned parking space without authorization, please contact the Board Management Representative at: mc1.resident2020@gmail.com. Failure to inform the Board Management Representative of the need for an exception will be considered a violation.

VIOLATIONS OF ANY OF THE PARKING RULES WILL BE REVIEWED BY THE BOARD AND MAY BE SUBJECT TO TOWING. VEHICLE TOWING AUTHORIZATIONS ARE THE RESPONSIBILITY OF BOARD MEMBERS.

- **If Your Vehicle Has Been Towed:** You will need to pay to have your vehicle released. Call (American Tow Force) Towing – (727-244-2160)

Thank you in advance for your anticipated cooperation. If you should have any questions, please feel free to contact your Board Representative

Unit # _____ Resident Signature _____ Date _____

MC1.resident2020@gmail.com/Cindy Cianciolo at cacianciolo@aol.com