

PARK CHARLESTON HOMEOWNERS ASSOCIATION

PARKING LOT RULES AND REGULATIONS

INTRODUCTION

On this 8th day of September, 2015, these rules and regulations have been duly adopted by the Board of Directors of Park Charleston Homeowners Association, Inc., ("The Association") to regulate parking in the common area parking lot within Park Charleston, shown on the plat recorded at Plat Book 16, Pages 84-85 of the Public Records of Leon County, Florida as "common open space" (the "parking lot"). These rules and regulations have been adopted and approved pursuant to the authority granted to the Board of Directors of the Association by Chapter 720, Florida Statutes and Article XXII, Section 1 of the Declaration of Covenants, Conditions, and Restrictions of Park Charleston recorded at Official Records Book 3390, Page 707 of the Public Records of Leon County, Florida (the "Covenants"). These parking rules and regulations supersede all previously adopted rules and regulations concerning parking lot parking in Park Charleston.

1. GENERAL REGULATIONS:

1.1. It is the responsibility of each home owner (and his or her tenant(s) or licensee(s)) to fully comply with these rules and regulations. Home owners (and their tenants or licensee(s)) will be responsible to communicate and properly instruct all tenants, licensees, visitors, guests, family members, tradesmen, callers and others who may have legitimate reasons for access or cause to be on the property, regarding the operations and effect of these rules and regulations.

1.2. Owners who lease, license, or rent their homes to others are ultimately responsible for the actions of said tenants. The owner is requested to include in and attach to all leases (executed 30 days after the effective date of these rules and regulations), a copy of these rules and regulations.

1.3. The Board shall be authorized, in the manner and to the extent permitted by law and the governing documents of the Association to enforce these rules and regulations, and may call upon the service of municipal law enforcement agencies to assist in achieving compliance or may use the services of qualified towing services to remove any vehicles which may be in violation.

2. PERMITTED PARKING: Parking of motor vehicles will be permitted in the parking lot under the following circumstances.

Section 2.1 Parking is for temporary use by homeowners and their guests, limited to 10 consecutive days unless special permission is requested and granted by the Board of Directors (requests sent to: parkcharleston@investorschoicellc.com).

3. PROHIBITED PARKING:

3.1. Prohibited Vehicles: No commercial vehicle (including vans used for commercial use and vehicles displaying commercial signage), truck (as defined by the Florida Department of Highway Safety and Motor Vehicles and/or by common usage and practice, not including light pick-up trucks of three-quarter (3/4) ton capacity or less, less than twenty (20) feet in length, and used for non-commercial purposes), unlicensed or

inoperable motor vehicle (which shall include, without limitation vehicles without current tags or registration), trailer, mobile home, camp truck, house trailer, recreational vehicle, boat or other similar vehicles, machinery or equipment of any kind or character may be parked in the parking lot. Exceptions to this list are vans, trailers or trucks being used to move residents in or out of a Park Charleston property and landscape vehicles operated by companies under contract with Park Charleston during the day that landscape service is being performed.

3.2 Vehicles may not be parked in a manner that is threatening the safety of the Association residents, including but not limited to parking in a manner to block the exit or other vehicles.

4. ENFORCEMENT PROCEDURES:

4.1. The Board shall be responsible for enforcing these rules and regulations. In fulfilling its obligation to enforce these rules the Board may enlist the assistance of its managing agent and/or such other agents (such as a towing contractor). Owners or residents who observe a violation or wish to lodge a complaint should contact a Board member or its Managing Agent, and make such complaint in writing. Any vehicle found to be parking in violation of these rules and regulations may be immediately towed from the property at the expense of its owner as permitted by Section 715.07, Florida Statutes.

4.2. Towing violations: Without limiting the generality of Section 4.1 of these rules and regulations the following parking violations will result in immediate towing:

A. Vehicles threatening the safety of the Association residents, including but not limited to parking in a manner to block the exit or other vehicles.

B. Prohibited vehicles which shall include commercial vehicles, inoperable or unlicensed vehicles and other prohibited vehicles.

4.3. The Board may fine a violator of these rules and regulations up to \$100.00 per day for each continuing violation, up to a maximum of \$1,000.00 per violation, pursuant to authority set forth in Article XXII, Section 1 of the Covenants and §720.305, Florida Statutes. Collection of fines may be enforced against the responsible owner.

ADOPTED by the Board of Directors of the Park Charleston Homeowners Association, Inc. this 8th day of September, 2015.