

## **Casa Del Rio Condominium Association, Inc.**

### **Parking Rules**

Subject to applicable laws and ordinances, all vehicles of any nature parked in violation of the covenants and restrictions contained in the Declaration for Casa Del Rio or in the Rules and Regulations now or hereafter adopted by the Board of Directors, may be towed at any time by the Association (or its agent) without notice at the sole cost and expense, including attorneys' fees, if any, of the Owner of such vehicle. The Association shall not be liable to the owner of such vehicles for trespass, conversion, and damages or otherwise, nor guilty of any criminal act, by reason of such towing. The towing of vehicles will be carried out by an independent contractor who is authorized to patrol and tow violating vehicles. The Association accepts no responsibility or liability for the actions of the contractor. At the discretion of the Board, the Association may also enforce parking violations through violation notices, letters, fines, penalties and/or legal action. For purposes of this rule, "vehicle", shall include but is not limited to, cars, trucks, campers, boats, mobile homes, trailers of every type, kind or description.

- All vehicles parked within Casa Del Rio must belong to Casa Del Rio owners, renters, residents and/or guests.
- All vehicles parked within Casa Del Rio belonging to Casa Del Rio owners, and/or renters must be registered with the COA through the Management Company and display the Casa Del Rio decal.
- Parking decals shall be adhered to the front windshield in the lower right-hand corner of the vehicle it's assigned to at all times.
- No vehicles shall be parked on the streets.
- All vehicles shall have a current tag/license plate at all times, expired tags are prohibited and subject to tow.
- No Motor vehicle which cannot operate on its own power shall remain on condominium property for more than 24 hours, and no repair of any motor vehicle shall be made on the condominium property.
- No trucks, mobile homes, trailers, campers, recreation vehicles, vans or other vehicles, boats, or equipment other than private passenger vehicles shall be parked or left standing upon condominium property, except for purposes of loading and unloading or except in areas designated for this type of vehicle.
- No vehicle shall be parked on the grass at any time (defined as one or more wheels touching the grass).
- All vehicles must be parked with the front end of the vehicle facing the parking spot. Backing-in the parking spaces will not be permitted on this property.
- Damage to the common areas, including but not limited to, landscaping and the pavement as a result of oil leaks, kick stands, etc., shall be the responsibility of the Casa Del Rio Owner, regardless of whether the Owner's lessee, family members, residents, guests, visitors, agent or assigns were the source of the damage.
- Double parking or any other disruption to the traffic flow is prohibited.
- No vehicle shall be parked in such a manner as to impede access to or from a resident's driveway.

- Commercial vehicles shall not be permitted to park on Association's property overnight.

A commercial vehicle is any car, truck, motor home, bus, boat trailer, van, panel truck, taxi, or the like with 1) commercial lettering, signs, displays, equipment, or the like, and/or 2) a commercial license tag, and/or 3) any other vehicle used for the conduct of business or commercial purposes, including the transportation of any goods, supplies, tools of a trade or business products if these items are visibly exposed.

- Notwithstanding any restrictions on commercial vehicles to the contrary in this rule, passenger motor vehicles bearing the insignia of and actually used by the State of Florida, Highway Patrol, Palm Beach County Sheriff's Department or any law enforcement agency may be parked in Casa Del Rio subject to the same terms and conditions governing the parking of private motor vehicles.
- Pick-up trucks that are not used for commercial purposes and which are not in violation of the rules herein, are permitted so long as there are no items visible in the bed of the truck and the truck is not fitted with an equipment rack.
- Owners whose tenants, residents, guests, agents and/or assigns that violate the parking regulations shall be held liable for any fines, penalties and/or damages to the community caused directly or indirectly by the violation, including but not limited to the costs of enforcement, collection costs and attorney's fees.
- Owners and residents should report crime to Palm Beach County Sheriff's office at 561-688-3000 then press 0 for operator who will dispatch an officer.

Approved by the Casa Del Rio Condominium Association, Inc. Board of Directors

Signature:  (Secretary)

Date: 