

FERNWOODS LAKEVIEW #1 CONDOMINIUM ASSOCIATION, INC

PARKING RULES AND REGULATIONS

All vehicles must be registered. One numbered sticker-decal and one hanging tag will be issued to each unit and will be recorded, along with the registered vehicle's information, by the Association. The sticker-decal should be affixed to the lower left-hand side of the rear window or the lower left-hand corner of the front windshield.

Only the vehicle with the sticker-decal is allowed to park in the numbered parking space assigned to the unit. Vehicles parked in a guest spot, must display the hanging tag from the rear-view mirror between the hours of 5 pm and 8 am.

Guest spots are reserved for vehicles with a hanging tag ONLY during the hours of 5 pm and 8 am Monday thru Friday.

It is the responsibility of the unit owner to inform tenants and guests of these parking rules. Tenants must, in turn, inform their guests.

Vehicles may not remain in a guest spot for more than 24 hours straight even if a hanging tag is displayed.

The number of vehicles per unit is limited to two vehicles only. Motorcycles are considered vehicles.

Storage of vehicles whether operable or inoperable, is prohibited on Fernwoods tri property.

Extenuating circumstances (i.e. a need for extended parking while on vacation, swapping spots, etc.) must be approved by the Board in advance.

No boats, trailers, motor homes, commercial trucks or other trucks of more than one half (1/2) ton weight can be parked on the premises.

Motorcycles may be parked in an assigned space, in front of your vehicle (not the grass).

All vehicles parked in an assigned space and not displaying a decal are subject to be towed at owner's expense.

The Management Company and Rules Committee will monitor the parking lots to insure that all vehicles are registered and displaying the proper decal. This will prevent unauthorized use of Fernwoods #1 parking facilities by outsiders.

Residents must use their assigned spaces, unless agreements have been made by individuals to exchange spaces. The Board must approve such an exchange.

Unit owners or their tenants will be billed for the repair of parking surfaces if they drain radiators, oil, or other fluids, or if their vehicles damage the parking lot surface.

No repairs to vehicles are permitted, including but not exclusive, to changing oil, draining radiators.

The parking lots drain directly into our lake. The drains are for water run-off only. No other liquids or materials are permitted to be dumped. This violation can be a subject to a \$10,000 dollar fined by to the Dade County Department of Environmental Resources Management (D.E.R.M.)

No car washing is permitted on premises.

Do not use areas marked "NO PARKING."

Do not park on grass.

Do not park in EMERGENCY spaces (Fire Lane in front of lobby). Warning stickers will be placed on any vehicle in a guest space if parked for more than 24 hours. The vehicle will then be towed if the notice is ignored.

Vehicles with expired tags or no license tags, or no decals will be towed immediately at owners expense.

Violation of any of these rules will result in having the vehicle towed at the owner's expense.

TOWING COMPANY ADDRESS AND TELEPHONE

GALACTIC TOWING
3500 NW 67th Street
Phone (305) 633-9001