

SEA COAST MANAGEMENT NO. 3, INC. PARKING AND TOWING POLICY RESOLUTION

TO BE INCLUDED IN THE MEETING MINUTES OF THE BOARD OF DIRECTORS

WHEREAS, the Board of Directors of the Sea Coast Management No. 3, Inc. Condominium Association is authorized to administer the Condominium property, subject to the provisions of the Articles of Incorporation, Declaration, By-Laws and Rules & Regulations (“Governing Documents”); and

WHEREAS, the Board of Directors has the right to promulgate Rules and Regulations to govern the use and occupancy of the Condominium Property pursuant to the Declaration; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Association that a policy be established with regard to the towing of vehicles in violation of existing rules of use of the parking lot.

NOW, THEREFORE, be it resolved that the following provisions be, and hereby are, adopted:

GENERAL PROVISIONS:

1. All vehicles must display a parking pass.
2. Parking of boats, trailers or RV’s is permitted only in guest parking spots closest to the west wall for a period of up to, but not to exceed, 48 consecutive hours.
3. No boat or trailer measuring over 22ft. in length is permitted to park in any space.
4. Long term parking of boats, trailers or RV’s in not permitted.
5. Parking a trailered boat connected to a towing vehicle is never permitted.
6. Owners, renters or guests wishing to park a boat or RV must notify the Manager and provide a description of the vehicle, its location and the duration of stay.
7. Vehicle speed on the premises is limited to 10 mph; vehicles must follow arrows for entry and exit.
8. Front in first parking only. Do not back vehicle into parking space.

ENFORCEMENT:

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). Unit owners or residents who observe a violation or wish to lodge a complaint should contact management, 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 and without prior warning.

2. Towing violations: Without limiting the generality of Section 1 of these Rules and Regulations the following violations will result in immediate towing without warning.
 1. Vehicles threatening the safety of the Association residents, including but not limited to parking in designated fire lanes.
 2. Vehicles blocking or improperly impeding access to any portion of the general common elements or parking spaces.
 3. Prohibited vehicles, which shall include unauthorized commercial vehicles, inoperable or unlicensed vehicles.
 4. No unit owner nor any guest of a unit owner may park in another unit owner's space with express permission or the unit owner and/or management.
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.

This resolution was adopted by the Board of Directors on this ____ day of _____, 20____.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his hand on this ____ day of _____, 20____.

SEA COAST MANAGEMENT, NO 3, INC.

By: _____
President