

MARILYN PINES UNIT I CONDOMINIUM ASSOCIATION, INC.
VEHICLE TOWING POLICY

Pursuant to the authority contained within the Association's governing documents, the Board of Directors hereby adopts the following Vehicle Towing Policy which shall be in effect for Marilyn Pines Unit I Condominium Association, Inc.

1. Pursuant to Article VII of the Rules and Regulations and Section 715.07 of the Florida Statutes, the Board of Directors shall have the authority to tow any vehicle from the property at the sole cost of the vehicle owner for any violation of the Association's Declaration or vehicle and/or parking restrictions after prior notice has been provided to the vehicle owner as detailed below.
2. The Association shall designate at least one Towing Representative who will be authorized to contact the Association's tow company vendor to enforce the Association's parking restrictions. Individual homeowners shall not be permitted to contact the towing company directly under any circumstance, unless approved in writing to do so by the Association.
3. Prior to towing a vehicle, the Association shall place a notice on the vehicle that shall advise the owner of the vehicle that the vehicle is parked in violation of the Association's restrictions, and shall be towed in 24 hours if the violation is not corrected. The Association shall record the license plate number of the vehicle, and shall only be obligated to issue a 24-hour notice once per vehicle for the same parking violation. If the Association can readily determine that the vehicle belongs to an owner or tenant of the Association, the Association will prepare a violation letter to the individual regarding the improper parking of the vehicle, but such process shall not prohibit the Association from towing the vehicle after the 24-hour notice is provided. The Association may waive the 24-hour notice requirement in emergency situations, or situation where the improperly parked car is restricting ingress or egress to the community or is otherwise presenting a safety concern to the community.
4. The Association's Rules and Regulations currently contain the following parking restrictions:

ARTICLE VII: CAR PARKING.

- A. Vehicles must be parked within the space assigned to unit. Owners and residents with two (2) vehicles must use the front parking lot for second vehicle. Owner and resident vehicles shall not be parked in guest parking. Guest parking is reserved for guests only, and no vehicle parked in guest parking shall exceed 48 executive hours. Any owner or resident with a third vehicle must find alternative off-site parking for the third vehicle.
- B. Owner parking and guest parking is restricted to private passenger cars only, excepting guest parking spaces at front which may be used for over-night campers or R.V.'s. Guests are to use space so marked.
- C. All motor bikes, motorcycles and scooters are only allowed to be driven in and parked.
- D. All excessive noises from vehicles is prohibited.
- E. Major repairs on vehicles is not permitted. Washing of cars shall be done by bucket only.
- F. All vehicles parked within the community must be in good condition and repair, and no vehicle which does not contain a current license plate and tag or which cannot operate under its own powers shall be parked within the community.
- G. The Association shall have the authority to tow any vehicle parked in violation of the Declaration or Rules and Regulations at the vehicle owner's cost. Neither the Association, nor any officer, director or agent of the Association, shall be liable to any individual for any claim of damages as a result of such towing.

Approved by Board and effective on this ____ day of _____, 2022

Signed: _____

Title: _____

Print Name: _____