

## **RULES AND REGULATIONS CONCERNING PARKING OF MOTOR VEHICLES**

Laurel Lakes Association, Inc. (the "Association")

*Approved by the Board of Directors in June, 2011*

*Effective Date - October 16, 2011 (revised January 24, 2018 Florida Statutes)*

*In accordance with the rights of the Association set forth in Section 3.07(e) of the Master Declaration of Easements, Covenants and Restrictions for Laurel Lakes, Inc. (the "Declaration"), the following Rules & Regulations Concerning the Parking of Motor Vehicles are hereby adopted and set forth by the Board of Directors of the Association:*

*1. Purpose. The purpose of these Rules & Regulations is to protect the safety and welfare of the owners and residents within the Community. These Rules & Regulations are intended to supplement the provisions of Section 7.10 of the Declaration and to establish a uniform manner of enforcement thereof.*

*2. Additional Parking Restrictions. In addition to those parking restrictions contained in Section 7.10 of the Declaration, no motor vehicle, including any conventional passenger automobile (as defined in the Declaration), whether belonging to an owner, a member of the family of an owner, a tenant or the guests and/or invitees thereof, shall be parked on or along any street, roadway, and/or accessway located upon the Common Property during or between the hours of 12:01 AM until 5:00 AM weekdays and 1:00 AM until 5:00 AM on weekends, provided, however, the foregoing restriction shall not apply on January 1st of each year, so as to accommodate celebrations of New Year's Eve/Day.*

*In addition, at no time shall any motor vehicle, including any conventional passenger automobile, whether belonging to an owner, a member of the family of an owner, a tenant or the guests and/or invitees thereof, be parked on or along any street, roadway, and/or accessway located upon the Common Property in violation of the following:*

- (a) within fifteen (15) feet of a stop sign and/or intersection.*
- (b) within ten (10) feet of a center island and/or other traffic separator.*
- (c) within five (5) feet of any private mailbox.*
- (d) facing opposite the flow of traffic.*
- (e) blocking any private residence driveway.*
- (f) blocking, obstructing or materially impeding passage of pedestrian traffic on any sidewalk.*

*(g) opposite another motor vehicle parked on the other side of the street, roadway and/or accessway, so as to impede the free-flow of two-way traffic and/or impeding the flow of any emergency vehicle(s) in response to any emergency within the Laurel Lakes Community (Florida Statutes 316 & 407 emergency vehicle easements for emergency vehicle right-of-way and access) .*

3. *Towing of Vehicles. Any motor vehicle parked upon the Common Property in violation of Paragraph 2 above and/or Section 7.10 of the Declaration, shall be subject to towing and impound, at the expense of the owner thereof, without further notice from or warning by the Association. The Association shall contract with an independent third party towing company to enforce these Rules & Regulations as well as the restrictions contained in Section 7.10 of the Declaration, and such third party towing company shall be solely responsible and liable for the proper and effective enforcement thereof (subject to the terms and conditions of **Florida Statutes 715.07**, as such may be amended from time to time) and neither the Board of Directors of the Association nor the Association shall have any liability in connection therewith.*