

SWEETWATER RIDGE TOWNHOMES OWNERS ASSOCIATION, INC.
(Revised Paragraph 9.i.A and B of the current Rules and Regulations dated August 19, 2014)

**REVISED PARKING RULES
AND TOWING PROCEDURES**
(Approved by Board of Directors January 20, 2015)

Pursuant to Section 5.5 of the of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sweetwater Ridge Townhomes at Magnolia Pointe as recorded in Official Records Book 4498, Page 2146, Public Records of Lake County, Florida (the "Declaration"), it is hereby resolved by the Board of Directors of Sweetwater Ridge Townhomes Owners Association, Inc., at a duly held meeting of the Board on the twentieth day of January, 2015 that the following Parking Rules and Towing Procedures are hereby adopted and shall take effect immediately:

1. A Unit Owner's or tenant's vehicle must be parked in the garage or driveway attached to their Unit. The parking area on Fountainbleau Dr. is provided for guest and visitor parking.
2. Only vehicles with a valid Visitors Pass issued by Magnolia Pointe Gate Security and conspicuously displayed on the dashboard may be parked on any street between the hours of 12:00 AM and 08:00 AM. Gate Security will prepare a Visitors Pass with the Tag Number and the date the visitor intends to depart, or one week from the date of issue, whichever is shorter in duration. Passes will be issued for no longer than one week. It is the resident's responsibility to inform their guests of this policy if they will be staying overnight.
3. A vehicle with a bar code, which designates a resident, is prohibited from parking in the guest and visitor parking area on Fountainbleau Dr.
4. No travel trailers, mobile homes, campers, utility trailers, motor homes, boats, commercial vehicles or the like or any other vehicle commonly known as a recreational vehicle shall be parked or stored on or at any Unit unless stored and fully enclosed in a garage. No automobiles, trucks, buses, boats, boats and trailers, trailers, house trailers, motor homes, mobile homes, campers, or other similar vehicles shall be parked regularly or permanently on any street, including the right of way thereof, or on the Common Property at any time, nor shall they be used permanently or temporarily as a residence or parked for any other purpose, except as otherwise provided herein, on any of the Property. Such vehicles may be parked in the Unit driveway immediately adjacent to the garage and separate from the common roadway for not more than seventy-two (72) hours in any calendar month. No trailers and commercial vehicles, including resident vehicles with business signs, commercial lettering or advertising shall be parked or stored on the Property unless in an enclosed garage.
5. No inoperative vehicle shall be parked or stored or otherwise permitted to remain on the street, the driveway, or the Property unless stored in an enclosed garage.
6. All vehicles must have current license tags.
7. There shall be no major repair performed on any vehicle on or adjacent to any driveway or on any street.

8. An Owner shall be responsible to ensure that his or her vehicle does not contain an oil or fuel leak. The Owner shall be responsible for cleaning costs and necessary repairs resulting from his or her vehicle's oil or fuel leak. Vehicles with obvious leaks will receive one (1) Request for Action notice and if the vehicle's leak is not corrected within 14 days of the notice to the satisfaction of the Board, the alleged violation will be referred to the Enforcement Committee for further enforcement action.

9. Any vehicle parked in violation of these Parking Rules and Regulations is subject to fines, a lawsuit and/or being towed at the owner's expense. The Association may tow a vehicle. In order to tow a vehicle, the Association shall abide by the following towing policy:

A. If a vehicle is discovered parked on the Association's Common Areas or the streets in violation of the Declaration or any rules and regulations, the Association shall ensure that the notice requirements of Section 715.07(5), Florida Statutes, Florida's Towing Statute, have been satisfied prior to towing by one of the following methods: i) Personal delivery of notice to the vehicle OR ii) Posted Signs on the Property regarding towing in the specific manner as required by Section 715.07(5), Florida Statutes, which may be satisfied by a reputable towing company. Vehicles in violation of the posted signage will not be provided any additional notices and may be towed immediately.

B. Upon satisfaction of any one of the above notice requirements, the Association, or its agents, may immediately contact a reputable towing company to tow the violating vehicle. No attempt to move the vehicle will be made without the assistance of a reputable towing company. Under no circumstances shall the Association attempt to enter the vehicle.

C. In the event of towing, the Association shall not be liable or responsible to the owner of such vehicle for trespass, conversion, or damage incurred as an incident to or for the cost of such removal or otherwise.

ATTESTED: _____
SIGNATURE

DATE: _____

NAME: _____
PRINTED

WITNESS: _____
SIGNATURE

TITLE: _____

NAME: _____
PRINTED