

LUCERNE LAKES GOLF COLONY
CONDOMINIUM ASSOCIATION, INC

I. PARKING REGULATIONS

Parking of commercial vehicles and trucks with a gross weight in excess of seven thousand five hundred (7,500) pounds along with the other types of vehicles, specifically listed in Section II, 1 & 2 are strictly prohibited from parking within the condominium property except when parked under the following circumstances:

(a) Motor vehicles are permitted to be temporary parked for the purpose of Loading, and unloading of materials or equipment, when engaged in making service calls, or when utilized during emergency situations.

However, the duration of any such temporary parking shall not exceed ten (10) hours in any twenty-four hour period except as the emergency dictates.

(b) The temporary parking of construction vehicles even in excess of the above referenced weight restriction is permitted on the property where construction has begun under a valid building permit and such permit is displayed on the premises.

II. Definitions

1. "Commercial Vehicles" Any vehicle listed below which either has outside lettering displaying information identifying a business or other non-personal use of any kind or which is defined by reference to the Florida Statutes as:

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|-------------------|-----------------------------|
| (a) Truck | (h) Non-emergency ambulance |
| (b) Truck/Tractor | (i) Wrecker |
| (c) Semi-trailer | (j) Hearse |
| (d) Trailer | (k) Diesel power trucks |
| (e) Bus | (l) Dual rear vehicle |
| (f) Cargo van | (m) All-terrain vehicle |
| (g) Taxi cab | (n) School vehicle |

Recreation vehicle "Any vehicle listed below"

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|--------------------------|---------------------|
| (a) Truck camper | (h) Airboat |
| (b) Travel trailer | (i) Motor home |
| (c) Camper trailer | (j) Park trailer |
| (d) Private motor coach | (k) Motorcycle |
| (e) Boat | (l) Conversion van |
| (f) Boat trailer | (m) Jet skis |
| (g) Ultra-high air craft | (n) Slide in camper |

III. Permissive Parking

1. Private passenger van or private passenger pickup truck having gross vehicle weight (GVW) of less than seven thousand five hundred (7,500) lbs. and use solely for personal activities.

The cargo containment area, or bed must be covered with a commercially bed cap or cover. Bed caps and covers must fit flush with the perimeter of the cargo bed.

If the vehicle has a bed cover, provided either as part of its design from the manufacturer or fitted in the aftermarket, it must be made of metal or rigid fiberglass and match in color and shape. Tires shall not protrude beyond the fender wells. Any such vehicle with outside lettering or magnetic signs displaying information identifying a business, of having an uncovered cargo bed, or ladder racks, or in excess of seventy eight (78") inches in height and twenty feet (20) in length or passenger van without inside seating, or other non-personal use of any kind, for the purpose of this section, shall be determined to be a commercial vehicle not permitted regardless of the gross vehicle weight.

2. Nothing herein shall prohibit private passenger vans or pick-up trucks under seven thousand five hundred (7,500) pounds (GVW) whether having a cargo bed or not from visitation between 7a.m. and 8 p.m. daily.
3. A vehicle displaying an authorized handicap parking symbol shall be permitted provided it is under seven thousand five hundred (7,500 lbs.) (GVW).
4. Sport Utility Vehicle: A vehicle with a chassis and body similar to that of a light pickup truck but containing passenger seats and/or a covered cargo space less than 7,500 (GVW) pounds, but a sport utility automobile does not include any such automobile used primary:
 - (a) For the transportation of passengers, other than members of the insured's family and incidental guest.
5. Unlicensed, unregistered vehicles or vehicles in despair or unsightly are in violation of these regulations and shall be removed immediately upon notification.
6. No person shall operate any vehicle which is motor driven including, but not limited to, mopeds, gopeds, motor scooters and motorized bicycles, whether gas, electric, battery or other means within the development.
 - (a) Exception: wheelchairs, electric personal assistive mobility devices and/or devices specifically designed for and operated exclusively by the physically impaired.
7. Each Condo Unit is permitted to have no more than two (2) vehicles, one (1) in the Condo's assigned parking space and one (1) in a guest spot. Guest spots are limited and there is no guarantee space will be available.

IV. Enforcement and Penalties

(a) Whenever a motor vehicle is deemed to be in violation as described in these regulations, the official locating such vehicle shall endeavor to identify the owner thereof, and shall deliver to the violator, or affix to the vehicle, a notice of violation describing same, the civil penalty, and time to remove such vehicle from the premises. The violator shall have twenty four (24) hours from the posted time to abate the violation. In the event the violator does not abate the violation within the twenty four (24) hour period, the enforcement official shall have the unauthorized vehicle removed from the property. It shall be the duty of the owner thereof to pay the towing charges necessary and reasonable incurred, including towing and wrecker charges and storage.

V. Penalties

Any condo owner found to have violated any of the provisions of these regulations are also subject to the following civil penalties:

- (a) 1st offense: \$25.00
- (b) 2nd offense: \$50.00
- (c) Subsequent offenses in multiples of \$100.00 up to a maximum of \$1000.00

Fines shall be paid within five (5) days after the notice has been attached to the vehicle.

The penalties for violations may be amended as necessary by the Board. The Board reserves the right to turn over all delinquent accounts to a collection agency if not paid within thirty (30) days of the issuance if the initial citation.

In the case of doubt as to the proper classification of a specific vehicle under the above terms, the determination by the motor vehicle commission of the state shall be controlling.

The body description and classification on the motor vehicle certificate of title shall be prima facie evidence of such determination.