

GVCOA & Clearwater Cay CDD Parking Agreement (9-5-2011)

It is agreed by GVCOA and Clearwater Cay CDD that an understanding between the parties is needed for the ongoing control and management of the CDD area within Grand Venezia. This relates specifically to GVCOA property, the CDD roads, areas in front of garages, open areas and authorized parking bays. **The Approved Rules are as follows:**

1. **All vehicles** within the perimeter of Grand Venezia are required to have either a GVCOA vehicle Bar Code Parking Decal, a day pass issued by the gate guard or a temporary parking pass issued by GVCOA Management. This includes anyone parking in the Grand Venezia Community.
2. **For purposes** of identification there are 2 different backgrounds colored Bar Code Parking Decals. One designating unit owners and one for non-owners. All Bar Code Parking Decals must be affixed to the left side rear window glass by a member of the GVCOA Management team.
3. **Overnight Guests** will be issued a One Day parking pass at the Guardhouse gate.
4. **Non-owner Residents** will be issued a temporary parking pass for stays of 2 days up to 1 week by GVCOA Management. All Temporary passes must either hang from the rear view mirror OR be placed on the dash in plain sight for inspection from outside the vehicle. Guest passes may be renewed weekly or another appropriate pass may be issued by Management, if approved, which could involve a fee of \$5. It is the vehicle owner's responsibility to ensure that the vehicle has a valid pass. Passes are available during office hours from the GVCOA offices, upon proof of ownership and Identity. No temporary parking passes or Bar Code Parking decals will be mailed.
5. **The Reserved** area outside of a garage is reserved for the Lessee of that garage only or any other vehicle approved by the Lessee in writing. Such approval must be sent to the GVCOA offices.
6. **No parking zones** are just that – **NO PARKING**. Do not park along roadside curbs, in front of garages (unless you are the lessee), on grassed areas or any area off the pavement. Parking spaces that have signs restricting the time vehicles may be parked there will also be enforced. Vehicles must be parked in marked parking spaces **only**, except garage tenants may park in front of their leased garage.
7. **Handicapped Parking** areas are restricted to correctly permitted vehicle owners with **Valid** Handicap Parking passes issued by a governmental body.
8. **All vehicles** must have a current valid tag and be in operable and roadworthy condition. No vehicle maintenance is allowed on site except for changing a flat tire or jump starting a flat battery.
9. **Car wash** area is for the washing & cleaning of vehicles only – parking is only permitted while the owner is present and using the car wash facilities. Time is limited to 15 minutes if others are waiting to use the facilities.
10. **No boats, trailers, motor homes or commercial vehicles** are allowed to be parked within Grand Venezia unless inside a garage. No commercial vehicles are allowed to be parked overnight unless working on GVCOA property and are only allowed during regular business hours if actively working on GVCOA property or for an individual condo owner. Violators will be warned and in cases may even be towed off the property as per the FL Statutes. The towing may be with notice or in certain instances, without notice.
11. **These Rules** can be amended by GVCOA and / or Clearwater Cay CDD at any time without notice.

The GVCOA and Clearwater Cay CDD agree that in order to set guidelines for towing that the following apply:

GVCOA will provide two (2) warnings for violations prior to towing except for items #1 and #2 below or in any other event that poses a safety risk.

1. **Any vehicle** that parks on CDD property so as to impede the movement of any Emergency Vehicle, whether Police, Fire, EMS Ambulances or any other emergency service is subject to immediate towing without notice or warning.
2. **Any vehicle** that parks illegally in front of a leased garage, so as to restrict the use and access of that garage by the lessee, is subject to immediate towing without notice or warning.
3. **Per terms of the FL Statute Sect.715.07 Towing:** all costs incurred in the towing, storage and release of a vehicle is for the account of the vehicle owner. Notification of the "tow away zone" has been posted at the Grand Venezia entrances. Currently the authorized towing company is A1 Towing, Phone # (727) 536-5600 but it may be changed without further notice.
4. **The Clearwater Cay CDD** authorizes the enforcement of these rules to the GVCOA who will monitor the parking and place warning signs on vehicles that violate the rules. If a vehicle is towed through instruction by either the GVCOA or Clearwater Cay CDD, it is recommended that digital photographs are taken by the authorized towing company and sent to GVCOA management office within 12 hours of towing occurring.
5. **Any towing instruction** must be authorized by either a member of the GVCOA Board of Directors, a member of the Clearwater Cay Board or an authorized employee of GVCOA Management. No condo owners or tenants are authorized to instruct A1 Towing on behalf of the GVCOA or Clearwater Cay CDD.

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