STONEGATE OF PASCO HOMEOWNERS ASSOCIATION, INC.
PARKING AND TOWING RULES

The following Rules pertaining to parking and towing were adopted by the Board of Directors of the Stonegate of Pasco Homeowners Association, Inc. ("**Association**") pursuant to Articles IV, V and VIII of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Stonegate, originally recorded in OR Book 9496, page 996, as amended ("**Declaration**") and Article VII, Section 1 A of the Bylaws for the Association ("**Bylaws**"). To the extent any of these Rules conflict with any provision of the Declaration shall control. These Rules supersede and replace any and all prior rules related to parking and towing promulgated by the Board of the Association.

RULES

A. DEFINITIONS.

1. PERMITTED VEHICLE means an operative, registered, licensed motor vehicle which is (i) a passenger automobile or van (excluding a motor-home or recreational vehicle), (ii) a motorcycle, or (iii) a pickup truck, provided such pick-up truck can be completely concealed within a standard-size garage. Permitted vehicles must have a current license tag and be regularly used as a motor vehicle on public rights-of-way. Permitted vehicles shall not include commercial vehicles.
2. COMMERCIAL VEHICLE means any vehicle used for commercial purposes, including vehicles containing racks, tool storage units (excluding low-profile units installed parallel to and immediately behind the cab), vehicles longer than 21' or higher than 8', vehicles that are not designed for normal or family transportation and vehicles displaying commercial signage, advertising, logos or wraps; (for profit and/or non-profit).
3. STORAGE means the long-term placement of a vehicle in one location. Whether a vehicle is stored within the meaning of this definition shall be determined by the Board. Among other circumstances, a vehicle shall be deemed to be stored whenever such vehicle has remained in one location without being moved for an extended period of time.

B. PARKING OF PERMITTED VEHICLES. "Permitted vehicles," as defined above, may be parked in garages, driveways, or in one of the community's designated Common Area parking spaces, in accordance with Section E herein.

C. PROHIBITED VEHICLES. Except as specifically permitted herein, no recreational vehicle, camper, watercraft, boat, trailer, or any other machinery or equipment (whether licensed or not), shall be parked or stored anywhere within Stonegate, unless the vehicle is completely concealed within a garage, with the garage door closed. Commercial Vehicles; (i.e., pick-up trucks & vans) that fall within the parameters of "Permitted Vehicles" that are tastefully covering company's name/logo with a magnet of the same color as the vehicle are permitted, as long as the logo/writing is fully covered by the vehicle color magnet. Unregistered, inoperative and abandoned vehicles, vehicles with expired tags, and dilapidated vehicles are not permitted to be parked or stored anywhere within Stonegate. Vehicles parked in a particular parking space for seven (7) consecutive days or longer shall be considered abandoned. No major repairs shall be performed on any vehicle of any kind on any Lot or anywhere in or on the Property, except within an enclosed garage. Under no circumstances shall such repairs be performed if they result in the creation of an unsightly or unsafe condition or could cause damage as determined by the Board.

D. PROHIBITED PARKING. Except as specifically permitted herein, no vehicle of any kind, including, but not limited to passenger vehicles, recreational vehicles, campers, watercraft, boats, trailers, or any machinery or equipment of any kind shall be parked on, stored on, or driven over on any sidewalk, street, right-of-way, fire lane or **any** portion of the HOA Common Area to include any grass covered and landscaped areas.

E. COMMUNITY CENTER PARKING SPACES. Vehicles which have been parked in a parking space for more than a 24-hour period, without Board approval, shall be considered abandoned and may be towed. Community Center parking spaces are primarily for the use of residents and their guests while utilizing the amenities. Due to limited parking at the Community Center, residents and their guests should not routinely park in the Community Center's parking spaces without prior written consent of the Board.

F. TEMPORARY STREET PARKING

1. PERMITTED VEHICLES. Permitted vehicles may temporarily street park ONLY on the side of the street with even numbered addresses and for no more than 6-hours in a 24-hour period without prior Board approval and/or a County Parking Permit. Overnight parking is prohibited. In no event shall such vehicles be parked in a manner that obstructs the ingress or egress of any person or vehicle.
2. COMMERCIAL VEHICLES. Commercial vehicles may temporary street park in front of the address for the time necessary to provide service to a Lot, provided that the driver is present at all times. In no event shall such commercial vehicles be parked in a manner that obstructs the ingress or egress of any person or vehicle. No commercial vehicle may be parked overnight in the community unless parked in an enclosed garage or with prior written consent of the Board of Directors.

H. NO PARKING ZONES. At no time shall any vehicle park in a "No Parking Zone" as labeled by the Association, Pasco County, Fire Department, or Law Enforcement Agencies.

I. COMMUNITY SPEED LIMIT. The speed limit inside the community is 20 miles per hour and 5 miles per hour approaching the entry & exit.

ENFORCEMENT and TOWING

The Association and Property Management Company may enforce the rules using the following procedures.

1. VILOLATIONS FOR NON-TEMPORARY STREET PARKING
   a) Day 1 - 1st Violation, (7-days to fix).
   b) Day 7 - 2nd Violation, (24-hour to fix, plus tow warning window sticker).
   c) Day 14 - 3rd Violation, (with majority HOA Board approval, the vehicle will be towed).
   d) Vehicles/Boats/RVs/Trailers parked in a manner that could affect emergency vehicles from accessing any part of the community will be towed immediately without notification with majority HOA Board approval.

   *Residents who receive three consecutive street parking violations will remain on an illegal street parking watchlist, and could face possible towing without notice if vehicle/boat/RV/trailer is street parked.
2. PARKING IN COMMUNITY COMMON AREAS

a) Vehicles/Boats/RVs/Trailers parked in community maintained common grass areas, front entrance, non-addressed streets will be towed within 24-hours after tow warning window sticker is applied.
b) Vehicles/Boats/RVs/Trailers parked in a manner that could affect emergency vehicles from accessing any part of the community will be towed immediately without notification with majority HOA Board approval.

3. COMMUNITY CENTER OVERNIGHT PARKING
   a) Community Center parking lot is not to be used for overnight parking unless prior written consent of the Board of Directors. Any Vehicle/Boat/RV/Trailer parked in the community center parking lot overnight could be towed immediately without notification with majority HOA Board approval.
4. USE OF TOW WARNING WINDOW STICKERS
   a) Tow warning sticker must be placed on driver side window only.
   b) Tow warning sticker can only be place by the Property Manager and Association Board of Directors.
5. TOWING
   a) Neither the Association or Property Management Company shall be liable to the owner of such vehicle for damage, trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing. The owner of the towed vehicle is responsible for all costs related to the towing, storage, and recovery of the owner's vehicle.
   b) The Property Management Company and Associations' Board of Directors are the ONLY individuals authorized to direct the Associations' contracted towing provider regarding the towing of a vehicle in violation of the Declaration or these rules. Though NOT required, at the discretion of the foregoing and subject to the facts and circumstances, reasonable efforts may be made to forewarn parking violators prior to being towed.

IN WITNESS WHEREOF, the Board of Directors has approved the provisions hereof on _____, 2021, at a duly called meeting of the Board at which a quorum was present.

_____ _____
President Treasurer

_____ _____
Secretary Vice President

_____
Director