

The Board of Directors has determined that for the safety and enjoyment of all of the owners and residents of Park Shore Landings that the vehicle parking requirements of Sections 12.6 and 12.7 of the Condominium Documents and Section II, 4 of the Rules and Regulations, will be strictly enforced.

The Board of Directors will provide a 1 time notice placed on any vehicle in violation stating that if the vehicle is not removed from the property within 24 hours of said notice the vehicle will be towed, at the owner's expense, without further notice.

The Board of Directors would also like to remind the owners and residents about parking in a non-designated parking space, to include parking in front of the buildings (for other than short periods to unload groceries, for example), and/or parking in front of the "NO PARKING – For Emergency Vehicles Only" sign. Violators will be towed at their own expense.

12.6 Parking; Prohibited Vehicles. No motor vehicles shall be parked on the Condominium property except in such areas designated for parking. Vehicles must be parked completely within the designated parking space and may not encroach onto the adjacent roadway, landscaped areas, sidewalks or parking spaces. No trucks, including pick-up trucks, trailers, motorcycles, recreational vehicles, motor homes, campers, motor scooters, mopeds, motorized bicycles, golf carts, disabled vehicles, vehicles with missing vehicle body parts, or commercial vehicles of whatever type, other than service vehicles temporarily present on business, shall be parked on the Condominium property. The term "commercial vehicle" as used herein means any vehicle with an open cargo bed or that displays any signage, tools, or equipment that is of a commercial nature, or any with or without signage, tools, or equipment that is primarily designed to be used for commercial purposes, regardless of whether or not it is presently being used for commercial purposes. Passenger vans are allowed, however, any vehicle, by whatever name that does not have side rear windows, rear windows, or that has been converted partially or completely by removal of seats, or additions of roof racks or other means for transportation of work materials, shall be considered a commercial vehicle. Boats and other water vessels are only allowed to be in the boat slips. Owners who are not in residence may not use the guest parking spaces. [Emphasis added]

12.7 Towing and Booting. Any vehicle that is parked in violation of the Association's restrictions may be towed or booted whether it is on property owned by the Association, the common elements, or limited common elements appurtenant to a Unit. No prior notice is required. All costs and expenses shall be borne by the owner of the vehicle... The association is not liable for any damage to a vehicle that is towed... Unit owners and lessees are responsible to see that all of the occupants of their Units, as well as guests, visitors and invitees, comply with the Association's parking restrictions... [Emphasis added]