

SUNTERRA HOMEOWNERS ASSOCIATION, INC  
c/o Sea Breeze Community Management Services, Inc.  
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## **PARKING AND RULES ENFORCEMENT**

Dear Sunterra Owners:

Parking is still a considerable problem within our community. The parking of vehicles along the roadway, commons areas and grass has created both a safety concern and an unpleasant appearance. To address this issue, the Board of Directors wants to remind you of Exhibit C, Section 2(a) of your association documents and remind you of the following plan to address the issue:

- There will be NO OVERNIGHT parking in the streets, grass, or any portion of the common areas (other than designated guest/resident parking in the pool area with a pass from the Sea Breeze). Overnight parking is being defined as 11 PM to 6 AM.
- There will be NO PARKING ON THE GRASS OR COMMON AREAS (other than designated guest/resident parking in the pool area with a pass from the Guard House) at any time. This includes your front lawn and the swales.
- There will be NO PARKING of COMMERCIAL VEHICLES OR EQUIPMENT, MOBILE HOMES, CAMPERS and SIMILAR RECREATIONAL VEHICLES, GOLF CARTS, BOATS and other WATERCRAFT, TRAILERS, STORED VEHICLES, or INOPERABLE VEHICLES in places other than enclosed garages.
- COMMERCIAL VEHICLES are defined as any vehicle with commercial writing on their exteriors or vehicles primarily used, designed, or registered for a commercial purpose, and vehicles with advertising signage attached or displayed on such vehicle's exterior....
- Any violation reported or seen by management will result in one violation letter as a warning and then notice to fine if seen again. Fines are \$100 per day up to \$1,000.
- Daytime street parking will be permitted with a guest pass from the Sea Breeze on the designated street side. The permitted parking locations will follow State of Florida guidelines defined in Section 5.31.3 of the 2012 Florida Driver's Handbook. A copy of the Handbook can be found at <http://www.flhsmv.gov/handbooks/EnglishDriverHandbook.pdf>. Section 5.31.3 states the following:

Section 5.31.3 - Where Parking is **Not** Allowed

- On the roadway side of another parked vehicle (double parking).

- On crosswalks.
  - On sidewalks.
  - In bicycle lanes
  - In front of driveways.
  - By curbs painted yellow or where “No Parking” signs are posted.
  - Within intersections.
  - Within 15 feet of a fire hydrant.
  - Within 20 feet of an intersection.
  - Within 20 feet of the entrance to a fire, ambulance or rescue squad station.
  - Within 50 feet of a railroad crossing.
  - On the hard surface of a highway where parking spaces are not marked.
  - On any bridge or overpass or in any tunnel.
  - Within 30 feet of a rural mail box on a state highway between 8 a.m. and 6 p.m.
  - Within 30 feet of any flashing signal, stop sign or traffic signal.
  - In such a way that you block or create a hazard for other vehicles.
- Violation of the established parking rules by a vehicle will be handled in the following manner:
    - First and Second Violation: A warning will be issued.
    - Third and subsequent violations: Vehicle towed at owner’s expense and or subject to fines.
  - To enforce the aforementioned parking rules, the Board has a current contracted with Garing Parking Enforcement.

Enforcement of the parking regulations will keep Sunterra’s streets safer and improve the appearance of the community to all.

Sincerely,  
The Board of Directors