



Grande Oaks at Heathrow Reconstruction Parking Guidelines/Communication

Due to the reconstruction project, the Association is forced to modify its rules regarding parking in the common areas. The goal is to ensure that residents have a location in the community to park during periods where their garages or driveways are inaccessible. Section 14.4.1 of the Declaration grants the Association, through its Board of Directors, the ability to promulgate reasonable rules and regulations pertaining to parking within the community.

Even more so now than ever, all owners are strongly encouraged to utilize their garage spaces and driveways as stated within the governing documents for their personal vehicles and for guests when possible. This action will assist with the limited parking during the duration of the reconstruction project. Below are additional parking rules which are being promulgated to create a safer and more consistent parking plan within the Grande Oaks at Heathrow Community. These rules are in addition to, and do not replace, the governing documents and Community Standards with respect to parking restrictions.

- The Board of Directors shall designate certain common area spaces within the community to be reserved for residents whose garages or driveways are inaccessible.
- All homes under construction will be provided with an Association issued Reconstruction Parking Pass for the duration of time that their garages are not available for use. The parking pass will allow them to park within designated parking spaces for the homes under reconstruction. When a

home's garage or driveway is again able to be used for parking, the Reconstruction Parking Pass shall no longer be valid.

- Vehicles without a Reconstruction Parking Pass that are parked in spots which have been reserved for individuals who have a Re-construction Parking Pass shall be towed at the owner's expense.
- Due to the limited number of parking spaces available, the use of common area parking spaces which have not been reserved for re-construction parking may not exceed 72 hours. Any vehicles that remain in one of these spaces for longer than 72 hours shall be towed at the owner's expense.
- Cones will be utilized to block areas off and at times to block off parking stalls as necessary due to the reconstruction project. Individuals shall not remove or tamper with these cones as this could create safety issues and delay the reconstruction project. Any vehicles parked in the coned areas will be towed at the owner's expense.

Please note that these rules are in addition to the standard parking policy. All violations of either the policy and/or the additional parking guidelines will result in automatic towing at the owner's expense.

Please feel free to contact us at information@bonomgmt.com with any questions that you may have.

GRANDE OAKS AT HEATHROW ASSOCIATION, INC.

**VEHICLE REGISTRATION AND PARKING POLICY
RULES AND REGULATIONS**

(Adopted this 20th day of August, 2018)

The following Vehicle Registration and Parking Policy Rules and Regulations (hereinafter, "Rules and Regulations" or "Rules") has been adopted and promulgated by HEATHROW OAKS, LLC, a Delaware limited liability company ("Developer") pursuant to Section 9.9.1 of the Declaration for Grande Oaks, recorded at Official Records Book 06444, Pages 0693-736, Public Records of Seminole County, Florida, and joined in by Grande Oaks at Heathrow Association, Inc. ("Association") by and through its Board of Directors, on the 20th day of August, 2018. These Rules are intended to become a part of, enhance, clarify, further define and supplement Association Documents.

I. Construction and Basis of these Rules and Regulations:

- A.** The definitions of the capitalized terms in these Rules, unless otherwise defined herein, shall have the same meaning and effect as those terms defined and set forth in the Association Documents.
- B.** All provisions of the Association Documents are incorporated into these Rules. Grande Oaks at Heathrow Association, Inc. is expressly granted authority to issue Rules and Regulations governing the use of Grande Oaks at Heathrow Common Areas and Grande Oaks at Heathrow. Section 720.301(8)(c), Florida Statutes; Declaration for Grande Oaks, Article 9.9.1; Articles of Incorporation. To the extent that these Rules and Regulations impose requirements in addition to those expressed in the Association Documents, these Rules and Regulations shall control.
- C.** All streets, trails, terraces, drives, alleys, passes, curbs, curb cuts, curb aprons, street-side parking areas, and other road amenities are portions of the Common Areas of Grande Oaks at Heathrow, are Private Roads (e.g., Declaration for Grande Oaks, Articles 12.1, 12.5) and are subject to Grande Oaks at Heathrow Association, Inc. Rules and Regulations (e.g., Articles of Incorporation, Article 7.2, 7.9; Declaration for Grande Oaks, Article 9.9.1). Section 720.301(8)(c), Florida Statutes.
- D.** Inasmuch as the operation of motor vehicles within Grande Oaks at Heathrow poses safety and security concerns, and parking within Grande Oaks at Heathrow is very limited, it is necessary for the Developer and the Board of Directors of Grande Oaks at Heathrow Association, Inc. to establish Vehicle Registration and Parking Policy Rules and Regulations governing the admission of motor vehicles into, operation of motor vehicles within, and parking of motor vehicles in Grande Oaks at Heathrow. These Rules are issued and promulgated so as to preserve and enhance insofar as possible the value of community Homes, promote community safety and security, provide for community welfare, and maintain community architectural and beautification standards.

- E. All Homes within Grande Oaks at Heathrow possess a two-car garage. Of the 314 Homes within Grande Oaks at Heathrow, approximately 179 Homes do not have driveways and the garages thereof exit directly onto passes or alleys. As stated in these Rules, parking is prohibited in Grande Oaks at Heathrow on passes and alleys. Furthermore, there are only approximately 102 street side parking spaces within Grande Oaks at Heathrow, and the use of such limited street side parking spaces must be strictly regulated.
- F. The imposition of **fin**es for violations of these Rules and Regulations is authorized by Florida Statutes, is provided for in the Declaration for Grande Oaks and Articles of Incorporation, and may be imposed and levied. All Owners, residents, tenants, lessees, licensees, Guests, and invitees are placed on actual notice that Section 22.7.1 of the Declaration for Grande Oaks provides, **“A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. Fines in the aggregate are not capped to any amount.”**
- G. Grande Oaks at Heathrow is designated a **TOW-AWAY ZONE** in accordance with Section 715.07, Florida Statutes. Signage in conformance with Section 715.05, Florida Statutes is conspicuously displayed at the front gate to Grande Oaks at Heathrow, and states, **“UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT VEHICLE OWNER’S EXPENSE 24 HOURS A DAY 7 DAYS A WEEK STRICTLY ENFORCED FLA. ST. STAT. 715.07.”** All Owners, residents, tenants, lessees, guests, and invitees are on notice that Grande Oaks at Heathrow is a designated **TOW-AWAY ZONE**.

II. Private Streets, Passes and Alleys.

- A. Grande Oaks at Heathrow is a private, gated Community of Town Homes.
- B. Any and all streets, street-side parking areas, passes, alleys, curbs, curb cuts and street aprons comprise portions of the Common Areas of Grande Oaks at Heathrow, and are owned exclusively by and subject to the Rules and Regulations of Grande Oaks at Heathrow Association, Inc. [hereinafter, “Grande Oaks at Heathrow Association, Inc.,” or “Association”].
- C. The posted speed limit within Grande Oaks at Heathrow is twenty miles per hour (20 MPH), shall be strictly enforced, and the Association may, from time-to-time, request the presence of law enforcement personnel to assist in maintaining adherence to speed limits and as otherwise required for traffic control.
- D. All Owners, tenants, lessees, guests, and invitees are subject to these Rules and Regulations and shall strictly observe, comply, and conform thereto.
- E. All Owners, residents, tenants, and lessees of Homes within Grande Oaks at Heathrow who own motor vehicles to be operated within Grande Oaks at Heathrow shall register their motor vehicles with Grande Oaks at Heathrow Association, Inc. by completing a registration application. Grande Oaks at Heathrow Association, Inc. may require re-registration of motor vehicles from time-to-time, and any number of times.

- F. These Rules and Regulations shall be referenced in, incorporated in, and become a part of each motor vehicle registration application. Grande Oaks at Heathrow Association, Inc. reserves the right to amend, modify, supplement, and increase the scope of these Rules and Regulations from time-to-time.

III. Motor Vehicle Registration:

- A. All Owners, residents, tenants, and lessees, are responsible for and obligated to register their motor vehicles with the Association so as to obtain parking permit decals, upon eligibility therefor, and entry gate decals (collectively, "Vehicle Permits").
- B. All persons making application to register their motor vehicle with the Association so as to obtain Vehicle Permits shall provide the following information to the Association's Manager: (1) Driver's license; (2) state authorized motor vehicle registration; (3) Vehicle Identification Number (VIN); (4) current motor vehicle insurance card, together with name of insurance company and insurance policy number; (5) in the case of a tenant or lessee, a complete copy of the written lease agreement, signed by the Owner and tenant or lessee; and (6) a completed Motor Vehicle Registration Application [hereinafter, "Application"], which shall be provided upon request. Each vehicle to be registered shall require a separate Application. The vehicle to be registered must be present at the time of registration. The Association may, in its sole discretion, identify other motor vehicle related documentation which the applicant is to provide for motor vehicle registration. All persons making application to register their motor vehicles with the Association, and as part of the application, grant the Association authorization to ascertain whether the motor vehicle owner or operator is properly licensed, not operating a motor vehicle on a suspended or revoked license, and such motor vehicle is properly insured as required by Florida law; provided, however, the Association assumes no obligation to and shall not be required to make any such investigation or inquiry.
- C. For purposes of the Association Documents and these Rules and Regulations, golf carts must also be registered with the Association; however, the golf cart serial number shall be used in place of the Vehicle Identification Number and state authorized motor vehicle registration.
- D. At the time of motor vehicle registration, the Vehicle Permits shall be affixed by the vehicle owner in accordance with placement instructions.
- E. Only Owners, residents, tenants and lessees are entitled to register motor vehicles with the Association, and Vehicle Permits are not authorized for and will not be issued to any person who is not an Owner, resident, tenant or lessee.
- F. Replacement Vehicle Permits may be obtained by completing a new application, re-registering the motor vehicle with the Association in accordance with these Rules and Regulations, and paying the applicable fee for such Vehicle Permits at the then current

rate. All lost, destroyed, and defaced Vehicle Permits will be deactivated from gate access to Grande Oaks at Heathrow.

- G. All Owners, residents, tenants and lessees are required to renew Vehicle Permits by complying with these Rules and Regulations. The Association may require any Owner, resident, tenant or lessee to re-register his, her or its motor vehicle(s) at any time and from time-to-time, without limitation.
- H. At the time of sale, transfer, demolition, or conveyance of any motor vehicle which has Association Vehicle Permits attached thereto, the vehicle owner shall remove all Association Vehicle Permits from such motor vehicle, return the removed Association Vehicle Permits to the Association, inform the Association that a vehicle registered with the Association has been sold, transferred, demolished or conveyed, and, in the event another motor vehicle is obtained as replacement for a motor vehicle previously registered with the Association, make application with the Association to register the vehicle in accordance with these Rules and Regulations.

IV. Parking Restrictions

- A. Vehicles shall be parked in the Owner's, resident's, tenant's or lessee's garage or driveway, if any, or entirely within street side parking indentations. No vehicle or any portion of a vehicle may extend beyond a driveway or authorized street side parking indentations and upon, onto, or over any portion of a street, ribbon, curb, sidewalk, alley, pass, or any other improvement bounding such street, ribbon, curb, sidewalk, alley, or pass.
- B. Vehicles may be parked on driveways only if such vehicle is oriented in a perpendicular direction to the garage door. Angled parking and parallel parking upon driveways is prohibited.
- C. No motor vehicles may be parked on streets, roadways, alleys, passes, on curves or in intersections of streets, alleys or passes, or in areas not striped or specifically designated for parking.
- D. No motor vehicle may be parked in a street, roadway, alley or pass within fifteen (15) feet of a fire hydrant.
- E. No vehicle may be parked in violation of Florida Law, Seminole County rules, regulations, ordinances and codes, City of Lake Mary rules, regulations, ordinances and codes, or these Rules and Regulations.
- F. No motor vehicle may be parked upon any curb or street area that is painted yellow and is a "No Parking Zone" at any time, including, but not limited to, temporary loading and unloading.
- G. No motor vehicle of any type or nature shall be parked upon any portion of Grande Oaks at Heathrow or a lot thereof except within a garage, driveway, or designated surfaced parking area thereof.

- H.** Any motor vehicle parked within a designated parking space demarcated with lines or stripes shall be parked entirely within such lines or stripes.
- I.** Vehicles parked within street side parking spaces shall be oriented with the adjacent flow of traffic (i.e., driver's side door next to the traffic lane; provided, however, for vehicles with the steering wheel mounted on the right side of the vehicle dashboard, the vehicle shall be oriented with the passenger door adjacent to the traffic lane).
- J.** No open bed vehicle such as a pickup truck may be used to store, retain, or otherwise hold personal property of any kind except when such open bed pickup is within a garage. Pickup trucks and other open bed vehicles with an installed and bed cover are excluded from this sub-paragraph.
- K.** No boats, boat trailers, jet skis, wave runners, trailers of any kind, campers, motor homes, recreational vehicles, truck campers, busses, or similar conveyances, shall be permitted to be parked in Grande Oaks at Heathrow unless parked entirely within a garage with the garage doors closed, except during periods of ingress to and egress from such garage and Grande Oaks at Heathrow.
- L.** No motor vehicle used in business for the purpose of transporting goods, furnishings, equipment and the like, or any trucks or vans which are larger than one (1) ton capacity shall be parked in Grande Oaks at Heathrow except during the period of delivery.
- M.** No motor vehicle used in business for the purpose of transporting goods, furniture, equipment and the like, which are larger than one (1) ton capacity, or any trucks or vans which are larger than one (1) ton capacity used in connection with work on a Home (e.g., upgrades, remodeling, or other services), shall be parked in violation of these Rules and Regulations for a period exceeding the period of delivery.
- N.** No vehicle owned by a Grande Oaks at Heathrow Owner, resident, tenant, lessee or Guest which displays commercial advertising will be parked or left standing in public view while within Grande Oaks at Heathrow. Any such vehicle may be parked within a Home garage; provided, however, any commercial advertisement on such vehicle must not be viewable from outside the garage, except upon ingress into and egress from such garage and Grande Oaks at Heathrow.
- O.** No vehicle bearing a "for sale" sign shall be parked within the public view anywhere within Grande Oaks at Heathrow.
- P.** Owners, residents, tenants and lessees personal motor vehicles, including vans and personal trucks, of one (1) ton capacity or less, and Owners, residents, tenants and lessees personal vehicles that can be appropriately parked within standard size parking stalls in accordance with these Rules and Regulations may be parked in Grande Oaks at Heathrow.
- Q.** No motor vehicle with expired department of motor vehicle registration, expired license plates, flat tires, car covers, or motor vehicles which, in the determination of

the Board of Directors of the Association, pose a safety hazard to persons within Grande Oaks at Heathrow or are in need of cosmetic repairs, may be kept within public view anywhere within Grande Oaks at Heathrow.

- R. All Association approved and issued Vehicle Permits are motor vehicle specific and must be affixed to the corresponding registered vehicle, and the Vehicle Permits must be visible at all times when the vehicle is parked in Grande Oaks at Heathrow.
- S. No Vehicle Permit approved and issued by the Association may be removed from the motor vehicle for which it was issued and used, temporarily or permanently, within another motor vehicle.
- T. **Owners, residents, tenants and lessees with a two-car garage, along with a driveway, are strongly encouraged to utilize these areas to park multiple vehicles, in lieu of parking in the pool or guest parking areas. Garages are designed to assist in accommodating overflow parking in Grande Oaks and should be used as such.**

V. **Guest Access and Parking**

- A. Owners, residents, tenants and lessees who invite Guests to their Home within Grande Oaks at Heathrow are personally responsible for the Guests conduct while within Grande Oaks at Heathrow and the Guest's compliance with Florida law, all Association Documents, and these Rules and Regulations.
- B. Owners, residents, tenants and lessees may apply to the Association for the issuance of a Guest pass; provided, however, no more than two (2) Guest passes per household will be issued by the Association to a Home. A fee of \$25.00 will be charged for each replacement Guest pass.
- C. Owners, residents, tenants and lessee may **not** share, borrow or loan their Association issued Guest pass with any other Owner, resident, tenant or lessee without first seeking and obtaining the Association's written approval to do so.
- D. Owners, residents, tenants and lessees are solely responsible for protecting their Guest pass(es) from misuse, wrongful use, loss, destruction, or disappearance. Replacement Guest passes may be purchased by the Owner, resident, tenant or lessee by making application therefore to the Association and making payment for such pass at the then current rate.
- E. Owners, residents, tenants and lessees who have Guests who operate a motor vehicle within Grande Oaks at Heathrow and who will be staying within Grande Oaks at Heathrow for longer than seventy-two (72) hours are required and obligated to have such Guest obtain a temporary pass to do so from the Association's management company. In order to obtain such pass, the guest must complete a motor vehicle registration application in the form contemplated by sub-paragraph IV.B, above; provided, however, Vehicle Permits as contemplated by these Rules and Regulations shall not be issued to any such Guest.

- F. The Association reserves the right, in its sole and absolute discretion, to revoke any Guest pass at any time for any violation, whether by Owner, resident, tenant, lessee, or Guest of any Association Document, including these Rules and Regulations.
- G. Any parking space within Grande Oaks at Heathrow, if any, marked for Guest use may only be used by a Guest.
- H. Guest passes and temporary Guest passes issued pursuant to these Rules and Regulations must be hung from the motor vehicle's rearview mirror or placed visibly on the motor vehicle dashboard where such pass can be easily seen and identified through the windshield with the pass' number facing the front of the vehicle.
- I. It is recommended that Guests park in the Owner, resident, tenant or lessee's driveway or garage.
- J. Owners, residents, tenants and lessees should meet their Guests in front of their Home and assist such person(s) to properly install the Guest pass so as to avoid the Guest's vehicle being towed from Grande Oaks at Heathrow.
- K. Each Owner, resident, tenant or lessee who is issued a Guest pass pursuant to these Rules and Regulations must write their name in indelible ink on the back of the Guest pass so that Association personnel can readily identify the owner of the Guest pass and confirm the propriety of the Guest pass use.

VI. Remedies for Non-Compliance with Association Documents or these Rules

- A. **ANY VEHICLE DESCRIBED IN THESE RULES AND REGULATIONS PARKED IN GRANDE OAKS AT HEATHROW IN VIOLATION OF THE ASSOCIATION DOCUMENTS OR THESE RULES AND REGULATIONS, OR IS IN NON-COMPLIANCE WITH ANY PROVISION OF FLORIDA LAW, OR IS NOT REGISTERED WITH THE ASSOCIATION PURSUANT TO THESE RULES AND REGULATIONS, OR IS NOT A PROPER GUEST UPON GRANDE OAKS AT HEATHROW, SHALL BE TOWED FROM GRANDE OAKS AT HEATHROW IN CONFORMANCE WITH FLORIDA LAW AT THE OWNER OF SUCH VEHICLE'S SOLE COST AND EXPENSE WITHOUT PRIOR WARNING OR NOTICE OF ANY TYPE.**
- B. Nothing in these Rules and Regulations shall be deemed a waiver of the Association's rights and remedies available to the Association at law or in equity, whether such rights and remedies arise under Florida law, the Association Documents, or these Rules and Regulations. All such rights and remedies are reserved, preserved and cumulative.

VII. Miscellaneous

- A. Paragraph Titles.** Paragraph titles are used for convenience only and do not limit or circumscribe the topics, subject, concepts, concerns or matters described therein.
- B. No Waiver by Non-Enforcement.** No Association Document, including this Vehicle Registration and Parking Policy Rules and Regulations is subject to the legal doctrines of laches, waiver, estoppel, acquiescence, or abandonment, and the Association's election, determination, failure, or omission to overlook, avoid, ignore, or forgive a violation of an Association Document or these Vehicle Registration and Parking Policy Rules and Regulations shall in no manner affect the Association's ability to enforce any and all terms and provisions of any Association Document or these Rules as to any other non-compliance or violation of an Association Document or these Rules. All persons registering his, her, its or their vehicles for admission to Grande Oaks at Heathrow shall expressly agree to this provision as a part of the vehicle registration process.
- C. Severability.** Should any word, term, provision, clause, sub-paragraph or paragraph of this Vehicle Registration and Parking Policy Rules and Regulations be judicially declared to be unenforceable, the Court shall attempt to provide a construction to the word, term, provision, clause, sub-paragraph or paragraph which renders the word, term, provision, clause, sub-paragraph or paragraph valid and enforceable, and only in the event such construction cannot be performed shall such offending word, term, provision, clause, sub-paragraph or paragraph be declared invalid and unenforceable, and all other words, terms, provisions, clauses, sub-paragraph, and paragraphs of this Policy shall remain in full force and effect.
- D. Attorney's Fees, Costs, and Expenses.** Should any action be brought to enforce, construe or declare this Vehicle Registration and Parking Policy Rules and Regulations, the prevailing party shall be entitled to recover its reasonable attorney's fees, costs, expert witness expenses, and all expenses of investigation, discovery and litigation, both pre-trial, at trial and on any appeal therefrom.

JOINDER OF ASSOCIATION

GRANDE OAKS AT HEATHROW ASSOCIATION, INC., a Florida not-for-profit corporation hereby joins in this Vehicle Registration and Parking Policy Rules and Regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 20th day of August, 2018.

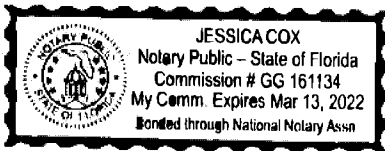
WITNESSES:

By: [Signature]
TRACY BUCHAN
By: [Signature]
MARK BINES as President of
Grande Oaks at Heathrow Association, Inc.

By: [Signature]
Lydia Dominique

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

SWORN TO AND SUBSCRIBED before me this 20th day of August, 2018, by Mark Bines as President of Grande Oaks at Heathrow Association, Inc., who is personally know to me or who produced _____, as identification and who did take an oath.



[Signature]
Notary Public
My Commission Expires Mar. 13, 2022

WITNESSES:

By: [Signature]
TRACY BUCHAN
By: [Signature]
Carol M. Duchscher as Secretary of
Grande Oaks at Heathrow Association, Inc.

By: [Signature]
AMBER UCCI

STATE OF FLORIDA)

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

SWORN TO AND SUBSCRIBED before me this 20th day of August, 2018, by Carol Duchscher as Secretary of Grande Oaks at Heathrow Association, Inc., who is personally know to me or who produced _____, as identification and who did take an oath.



Jessica Cox
Notary Public
My Commission Expires Mar. 13 2022