

SEP 08 2020

## Park Lake Woods Condominium Association, Inc.

BY: \_\_\_\_\_  
Parking and Vehicle Rules and Regulations – August 2020

This notice is to update and communicate the Parking and Vehicle Rules and Regulations for the Park Lake Woods Condominium Association, Inc. (PLWCA)

The assigned parking for each unit is the garage and the space immediately in front of the garage. In addition:

1. There are four to six spaces available in the parking lot on the east side of Grove St. There are also two to three spaces available at the west end (dead end) of Park Lake Place. These spaces are available to any resident or guest.
2. Residents and guests may park along the left (south) side of Park Lake Place in the mulch in front of their units.
3. Parking is prohibited, on the street, along the right (north) side of Park Lake Place, in the grass, in front of fire hydrants or in spaces assigned to other residents.
4. Blocking another person's use of their vehicle is prohibited.
5. No commercial vehicles\*, motor homes, trailers, boats or trucks, except personal pickup trucks, may be kept on PLWCA property except in a garage. Occasional overnight parking of guest's motor homes may be allowed by the approval of the Board.
6. No vehicles containing visibly undesirable cargo (as determined by the Board of Directors) including, but not limited to, carpets, furniture, household appliances, motors, animal cages, pallets, skids, landscaping refuse, lumber or other building materials may be stored on PLWCA property.

\* "Commercial vehicle" includes:

- Vehicles with work equipment visible on/in the vehicle including, but not limited to, chains, ladders, wheelbarrows, commercial tools, cones, ropes, scaffolding or sawhorses.
- Vehicles with company logos or markings.
- Moving trucks or pod type containers which may remain on the property for a maximum of 48 hours while being loaded or unloaded.

No major mechanical or body work type automobile repairs may be conducted on PLWCA property, except in a garage with the condition that the work complies with Maitland municipal ordinances.

For everyone's safety, please obey the speed limits on both Park Lake Place and on Grove St.

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09/02/2020 08:03:07 AM Page 1 of 3

Rec Fee: \$27.00

Phil Diamond, Comptroller

Orange County, FL

SA - Ret To: TOWERS PROPERTY MANAGEMENT



## Park Lake Woods Condominium Association, Inc.

### Parking Violation Checklist

Park Lake Woods will be using a towing company to help enforce our parking rules.

So that all residents are informed, the HOA Board presents this violation checklist which it will follow in enforcing the rules. These are the major violations, but the list is not all inclusive.

Violation	Immed. Tow	24 Hours	48 Hours	72 Hours	7 Days
Blocking fire hydrant	X				
Parked in another unit's assigned spot or driveway	X				
Blocking use of other's vehicle	X				
Parked in the street		X			
Parked in marked "no parking" zone		X			
Other parking violations			X		
Leaking fluids		X			
Vehicle on jack/ stand		X			
Vehicle condition not acceptable (wrecked, flat tire, broken window, inoperable, etc.)				X	
Commercial vehicle, motor home or boat violation			X		
Expired Tag					X
No license plate					X

For violations, other than Immediate Tow violations, a bright sticker will be placed on the driver's side window giving details of the violation, the tow date and the phone number of our Property Management Company, among other details. If you have any questions about items on this checklist, please email them to our Property Manager, May Morales at



**Parking and Vehicle Rules and Regulations**  
Park Lake Woods Condominium Association, Inc.

The undersigned certify that the Board of the Association approved the attached Rules and Regulations during a meeting of the Board of Directors held on July 1, 2020.

Nancy Debat  
Witness

Joseph W Deibert  
Board Secretary

STATE OF FLORIDA  
County of Orange

Sworn to, affirmed and subscribed before me this 7<sup>th</sup> day of August, 2020  
By Joseph W, Deibert, who is personally known to me or who has produced acceptable Identification.

Signature: Andrew Nowrouzi

Print Name: Andrew Nowrouzi

Notary Public, State of Florida



Andrew Nowrouzi  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG917830  
Expires 9/30/2023

My Commission Expires: 9/30/2023