

CENTURY PARK CONDOMINIUM ASSOCIATION, INC. – CP1

8950 W. Flagler St. Miami, FL 33174 (305) 225-2311

PARKING POLICY – PLEASE SAVE FOR YOUR REFERENCE

2 PARKING SPACES PER UNIT – CONTROLLED BY NUMBERED PARKING DECALS (1 ASSIGNED NUMBER, 1 RESERVED – First Come-First Serve basis)

THE FOLLOWING VIOLATIONS WILL RESULT IN THE IMMEDIATE TOWING OF VEHICLE AT OWNERS EXPENSE AND LIABILITY:

1. NOT ALLOWED Parking on common ground grass (one tire of vehicle touching the grass will be considered improperly parked and will be warned and/or towed.)
2. NOT ALLOWED Commercial vehicles, vehicles with propaganda or advertisements of any kind parked overnight, unless authorized by the Association. This applies to the entire community (common grounds and assigned parking spaces).
3. Decals/Tags. ALL CARS MUST have VISIBLE Decals/Permits and License plates. COVERS ARE NOT PERMITTED.
4. NOT ALLOWED Disabled or wrecked vehicles may not be parked in the community for more than 24 hours, and Office or Security Staff MUST BE NOTIFIED. Otherwise, vehicle will be towed without further notice in 48 hours.
5. NOT ALLOWED Parking on any area not designated for such purpose (i.e. dumpsters, sidewalks, streets, etc.)
6. Parking on GUEST/VISITORS – Parking is authorized until MIDNIGHT. NO OVERNIGHT PARKING at GUEST SPACES. For overnight parking, please contact CP1 Office with Visitor's Driver's License and Vehicle Registration to obtain a pass.
7. No trucks, trailers, mobile homes, campers, buses or similar vehicles shall be parked on the Condominium Property. There are special requirements for motorcycles, please contact the CP1 Office for written instructions.
8. Vehicles with Special Permits, including HANDICAPPED, MUST DISPLAY BOTH PERMIT AND CP1 DECAL/Parking Permit to be parked at special designated parking spaces.
9. Vehicles with expired tags or without a valid tag will be considered abandoned and may be towed away. If vehicle is registered with a CP1 Decal, Owner will receive notification to resolve the situation within 30 days of Notice.
10. MOST IMPORTANT, PLEASE READ. **RESIDENTS PARKING (UNIT NUMBER and RESERVED)**. Each unit is entitled two (2) parking spaces. **ONLY VEHICLES WITH DECALS** clearly displayed on the driver's side front windshield **CAN BE PARKED IN THE RESIDENT'S NUMBERED PARKING SPACE**. Please be considerate in the use of your designated space.

Visitors and Residents without decal MUST request a temporary parking authorization from CP1 Office.

ALL VEHICLES to be parked overnight must have a CP1 Decal or Permit – Otherwise, Vehicle will be warned/towed.

IMPORTANT: VISITORS without permits are allowed to be on Century Park premises no later than MIDNIGHT. After this time, warnings may be issued and/or vehicle towed. NO OVERNIGHT PARKING WITHOUT PERMIT. NO EXCEPTIONS. If Office is Closed YOU MUST CONTACT Security Guard for Instructions. OVERNIGHT SECURITY Shift starts at 10pm. Call (786)447-5965 and speak with Security Officer on Duty. No Voicemails or Text Messages will serve as Authorization to Park. RESIDENT MUST SIGN REQUEST.

Residents have the authority to contact the towing company (NU-WAY Towing Service, INC – (305) 572-0111) to tow away vehicles parked in their ASSIGNED PARKING SPACE. The towing company will require identification and a signature from anyone who calls them to tow away a vehicle. If a valid ID is not provided or you do not wish to sign, the vehicle WILL NOT be towed by Association without following protocol. (2 Warnings before vehicle can be towed). With the exception of the above, only the Board of Directors and designated agents (Security) have the authority to have vehicles towed.

We truly appreciate your help to keep our community running on highest standards. The following actions will result in written warning or violation notice and/or fines:

1. Performing mechanical work on vehicle anywhere in the community.
2. Operating vehicle at speeds greater than 15 miles per hours.
3. Operating vehicle in a reckless manner.
4. Excessive loud music or noise generating from vehicle.
5. Displaying "for sale" or commercial signs on vehicle.
6. Displaying of any obscene or offensive language or artwork on vehicle.

These Rules and Regulations will be strictly enforced.

BOARD OF DIRECTORS

CENTURY PARK 1 CONDOMINIUM ASSOCIATION