

**PANTHER TRACE TOWNHOMES ASSOCIATION, INC.**  
**PARKING RULES AND TOWING POLICY**  
**Implemented May 1, 2008; Revised 05.09.19; 05.07.20; 05.06.21**

In an effort to safeguard the appearance of your community, the Board of Directors for Panther Trace Townhomes Association, Inc. has made arrangements with a towing company to implement the towing policy described below. Please be aware that the following parking rules and towing policies have been derived from and/or are in accordance with the language in your Declaration of Covenants, Conditions and Restrictions. A portion of said language is included on the back of this page for your review. Please refer to your Declaration of Covenants, Conditions and Restrictions Article IV, Section 6 and Section 19 for the complete text. **Vehicles found to be in violation of community rules will be subject to towing at the owner's expense.** Please govern yourselves accordingly.

**~ Parking Rules ~**

- Parking is only allowed within paved/designated parking spaces (no parking on sidewalks, roadways, streets, in front of dumpsters or on the grass within the community).
- Reserved parking spaces may only be used by the unit for which they are reserved.
- Vehicles parked in a Handicap space must be properly permitted for such use.
- Vehicles that are stripped, unsightly, offensive, wrecked, junked, dismantled, abandoned, inoperative, or invalid/expired license tag are prohibited to be in view.
- NO boat, boat trailer, camper, mobile home, travel trailer, aircraft, glider, trailer or bus is permitted in view.
- Only motorcycles registered and licensed within the State of Florida for use as daily transportation on public roads are allowed within the community.
- Commercial vehicles, vehicles with commercial lettering, and vehicles greater than ¾ ton capacity are NOT allowed to remain in view on a recurring basis.

**~ Towing Policy ~**

Vehicles found by the Association to be in violation of the Parking Rules or the Declaration of Covenants will be tagged on a routine basis.

- Parking in another resident's assigned parking space – owner must email a photo of the license plate to McNeil Management. This is considered non-urgent and therefore will be addressed during normal business hours.
- Parking in a Handicap space without a proper permit – tag first and tow after 72 hours.
- Abandoned/inoperable vehicle – tag first and tow after 10 days.
- NO vehicle license plate or invalid/expired license plate – tag first and tow after 10 days.
- Any vehicle parked on the grass, sidewalk, in a fire lane, or blocking a dumpster will be towed immediately.
- Vehicles not parked within a paved/designated parking space between the hours of 12 midnight to 6:00 am – tag first and tow after 72 hours.
- NO boat, boat trailer, camper, mobile home, travel trailer, aircraft, glider, trailer, or bus is permitted in view – tag first and tow after 72 hours.
- NO overnight parking of commercial vehicles, vehicles with commercial lettering, and vehicles greater than ¾ ton capacity – tag first and tow after 72 hours.
- Owners of towed vehicles will be solely responsible for retrieval of said vehicles.

Adopted by the Board of Directors on May 6, 2021 at a duly called meeting at which a quorum of the Board was present.

Attested By: Panther Trace Townhomes Board of Directors

Thank you for your anticipated cooperation as we work to protect the beauty of our community.  
Panther Trace Townhomes Association, Inc. – Board of Directors

**Section 6. Nuisance Prohibited.** No residence or other structure on any Lot shall be used for commercial or business purposes, except as set forth in Sections 26 and 27 of this Article. Each Owner shall refrain from any act or use of his Lot or any Common Area that could reasonably cause embarrassment, discomfort, annoyance or a nuisance to another Owner. No noxious, offensive or illegal activities shall be carried on upon any Lot or Common Area. Activities that could possibly damage buildings (e.g., golf) are strictly prohibited. Common parking areas shall be kept free of trash and debris at all times. Without limiting the generality of the foregoing:

(a) The assembly or disassembly of motor vehicles (including oil changes) and other mechanical devices which might cause disorderly, unsightly or unkempt conditions, the shooting of firearms, fireworks or pyrotechnic devices of any kind or size, and any other similar inherently dangerous activities, shall not be pursued or undertaken on any Lot or Common Area.

(b) No rubbish of any character whatsoever, nor any substance, thing or material shall be kept upon any Lot or Common Area which would be unsightly, or which will emit foul or noxious odors, or that will cause any loud noise that will or might disturb the peace and quiet of the occupants of surrounding property.

**Section 19. Vehicles.**

(a) Except as hereinafter expressly provided, no boat, boat trailer, camper, mobile home, travel trailer, aircraft, glider, trailer, or bus shall be permitted to remain on any Lot or street within the Submitted Property. Commercial vehicles as defined herein and any truck or vehicle greater than three-quarter (3/4) ton capacity, which has signage or other advertising or commercial displays affixed thereto are not permitted to be parked within the Submitted Property except on a temporary, short-term basis as defined herein. Any vehicle three-quarter (3/4) tons or less that has signage or other advertising or commercial displays affixed thereto, that is used as a daily mode of transportation, may be parked within the Submitted Property. All motor vehicles permitted to be on a Lot must park at all times on pavement in a dedicated parking location, and shall not park on the grass or non-paved area of the Lot. Overnight parking on the street is strictly prohibited.

(b) No motor bike, motor scooter, moped, dual axel vehicle, ATV (all terrain vehicles) or other two-wheeled, three-wheeled or four-wheeled ATV or go-cart, or the

(c) No motorcycle, motor bike, motor scooter, moped, dual axel vehicle, ATV (all terrain vehicles) or other two-wheeled, three-wheeled or four-wheeled ATV or go-cart, or the like, shall be permitted to be parked or stored on any Lot, or other residential property, street, road or any other part of the Property, unless the same shall be stored entirely within and fully enclosed by a garage. No

such vehicles may be operated within the Property except for entering and leaving the Property and then only if such vehicle is licensed or registered by the State of Florida to operate on public roads. This section shall not be applicable to Declarant.

(d) "Parking on a Temporary, Short-Term Basis" shall mean parking, on a non-recurring basis and for a single period not exceeding twenty-four (24) hours in duration, of commercial or recreational vehicles belonging to guests of Owners, and it shall also mean parking of commercial vehicles used in connection with the furnishing of services and/or the routine pickup and delivery, respectively, of materials from and to dwelling units (including those commercial vehicles used in connection with bona fide current on-going construction of improvements on Lots, other residential property or Common Areas) and commercial and recreational vehicles belonging to or being used by Owners for loading or unloading purposes only.

(e) "Commercial Vehicle" shall mean a truck, motor home, bus or van of greater than three-quarter (3/4) ton capacity and any vehicle, including a passenger automobile, with a sign displayed on any part thereof advertising any kind of business or within which any commercial materials and/or tools are visible. Commercial vehicles shall be parked on a temporary, short-term basis only.

(f) Any commercial, recreational or other vehicle parked, stored, repaired, serviced, painted, dismantled, rebuilt, constructed or operated in violation of the restrictions provided in this section or in violation of any reasonable rules and regulations adopted by the Association from time to time may be towed away or otherwise removed by or at the request of the Association, and the Owner of the Lot or dwelling unit to whom such vehicle belongs or to whom the operator of such vehicle is a family member, guest or invitee shall reimburse the Association for any costs incurred by the Association and the Association shall have a lien right against such Lot or dwelling unit to enforce collection of such reimbursement. Any cost or expense necessary to recovery of the towed or removed vehicle shall be borne by the Owner or operator of the towed or removed vehicle.