

ARTICLE VI
USE OF COMMON AND LIMITED COMMON ELEMENTS

Obstruction

Driveways, sidewalks, vehicle passageways, walkways, lobby entryways, elevators, stairs, and common corridors are for ingress and egress only and shall not be obstructed or used for play. No items of personal property, except as otherwise allowed by the House Rules or Bylaws, shall be placed or left in any of the areas specified in this section.

Moving

All moves requiring the use of moving vans, U-Haul rental vehicles and pickup trucks which will disrupt elevator usage must be scheduled at least twenty-four (24) hours in advance with the Manager. If the elevator has been previously reserved, moves will be re-scheduled since only one move can be accommodated at any given time in anyone building. Moving is only allowed between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday. No moves will be conducted on weekends or the following Holidays: New Year's Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Deliveries may be accepted on weekends if requiring only one (1) trip on the elevator. Elevator padding and hold-key are checked out from the Gatekeeper or Manager and returned upon completion of the move. A \$50.00 returnable deposit is required to cover any damage which may occur. Moving form must be obtained from the Manager. Manager will provide mover with instructions.

Elevators

Elevators are high maintenance cost items and can be very dangerous when misused. Elevators are under inspection and control of the Florida State Department of Business Regulation. Horseplay on elevators or tampering with the equipment can result in a criminal offense for which the Board of Administration will recommend prosecution. No persons shall smoke, drink, or eat in any elevator at any time. Persons coming from the swimming pool or beach shall dry off and remove sand, tar and other materials which may drip or fall on the elevator floor. Shoes should be worn and swimwear should be covered.

Common Element Furniture

Furniture, furnishings and other property of the Association located in the common and limited common elements shall not be altered or removed from its location without prior approval of the Manager.

Running and Playing

No running or playing is permitted in the walkways, stairways, elevators, and lobbies, or on top of the central garages. Ball or game playing is permitted, but only in the general area of the basketball court and adjoining lawn.

Roller Skates, Rollerblades, Skateboards and Bicycles

The State Law pertaining to helmets shall be complied with on Stonewood property. Skateboarding is not allowed anywhere on the premises. Bicycles are not allowed in any building, hallway, stairwell, or elevator, except when resident will be away for an extended period, and then they may be transported to his/her unit for storage. Bicycles shall be stored only in designated parking areas, owners' garages, or parking stalls. Bicycle riders must comply with automobile traffic rules. Riding is not permitted in any garage.

Firearms. BB Guns. Slingshots and Fireworks

Use of these items is prohibited on the premises at all times.

For Sale Signs

No resident or other person shall place a "For Sale", "For Rent", "Open House", or similar sign on premises, except in the space provided for on the Bulletin Board.

Fire Equipment

Tampering with fire alarms and other fire safety equipment is a criminal offense for which the Board of Administration will recommend prosecution.

Minor Persons Hours Restriction

No person under the age of sixteen (16) not accompanied by and in the physical presence of an adult occupant shall use or remain in the common elements between the hours of 10:00 P.M. and 5:00 A.M., except for the purposes of ingress and egress.

Ingress and Egress

The only vehicle entrance and exit to and from the premises is through the central driveway passing the security building. Pedestrian traffic may be through the main entrance or through the beach gate which must be kept locked at all times for security reasons. Replacement of lost keys can be obtained from the Manager for a small fee. Entry or exit over the perimeter gates or fence is prohibited. All pedestrians or vehicles of any type entering Stonewood Towers through the main entrance must stop at the gate house for proper identification.

Replacement of NC Doors in B Building See Procedure 32

ARTICLE VII
VEHICLES AND PARKING

General

It is in the best interest of every resident to timely advise the Gatekeeper of any proposed arrivals to Stonewood. This advance notification allows the Gatekeeper to be prepared to receive the callers and advise them where to park and how to carry out their visit, delivery, or service.

Vehicle Definition

For the purpose of this article, the term "vehicle" shall mean automobile, truck, motorcycle, recreational vehicle, van, motorbike, or other similar motorized transportation device.

- A. Permanent Decal issued to Association members and their resident dependents. A copy of the vehicle registration is required. The decal will be replaced with one of a different color at the discretion of the board but not to exceed a maximum period of two years. This owner permanent decal must be surrendered to the managers' office prior to the sale of unit. Therefore prior to or at the time of request of estoppel certificate all permanent decals must be turned into the office at which point an owners temporary parking pass shall be issued if desired. Out of area owners shall send their decals to the office via some trackable delivery service or demonstrate, to the satisfaction of the office manager, that the decal has been removed and is no longer usable. No estoppel certificate shall be issued until this has been completed.

- B. Temporary Decal issued to non-members of the Association (i.e., renters). These decals will have an expiration date not to exceed one (1) year and must be renewed annually. Copy of vehicle registration is required. It is the unit owners' responsibility to ensure that renter temporary decals are collected and returned to the managers' office at the end of the lease term. Failure to return temporary decals could result in loss of deposit and/or denial of future rental requests.
- C. Visitors Pass issued by the Manager and not to exceed twenty-one (21) days. All visitors will be logged in by host, name, unit number to be visited, and vehicle tag number. If prior notification has not been given, the gatekeeper will call the unit to be visited for permission to enter. Issuance will be in accordance with Article IV "Guest of Occupants" and "Guest of Non-Resident Owners". Pass must be visible at all times while parked on Stonewood grounds.
- D. Contractor/Mover/Deliver Pass - All contractors will be logged in by host, name, unit number, and vehicle tag number. If prior notification has not been given, the Gatekeeper will call the unit to be visited for permission to enter. All contractors will be given a pass to be placed on the dashboard noting unit number to be visited. All contractors will sign liability log book upon entering. *Refer to Procedure No. 45*
- E. Resident Pass issued by Gatekeeper to permit owner/lessee to register vehicle with Manager. These passes are intended for owners that use rental cars, etc.
- F. Notification - Residents who may believe that a vehicle is on Stonewood property without being properly registered are encouraged to notify the Gatekeeper.

Vehicle Operation

All drivers on the property must be licensed and obey all local traffic laws. They shall observe traffic signs, exercise caution for the safety of pedestrians, and operate their vehicles quietly. Maximum speed is **10 MPH (5 MPH through garages)**.

Vehicle Condition

All vehicles on the premises shall be in operating condition with current registration and insurance as required by law. All vehicles shall be equipped with effective mufflers. Vehicles in non-operative condition for greater than seven (7) days shall be removed at owner's expense.

Vehicle Parking

All vehicles parked on the premises must display a Stonewood decal, visitors pass, contractor/mover/delivery pass, or resident pass. Guests and visitors may park in any uncovered space unless restrictions apply, such as "Residents Only". Parking restrictions for certain vehicles are covered in another section. A "Residents Only" or "Handicap" parking space often becomes difficult to find, especially during the winter months. Therefore, in fairness to all drivers, it is expected that a vehicle will not be left in a particular "Residents Only" or "Handicap" parking space more than three (3) days/seventy-two (72) hours. If a vehicle owner is to be absent for several days, the vehicle should be left parked in a space other than a "Residents Only" or "Handicap" parking space

Parking Stalls and Garages

In accordance with Stonewood documents, assigned enclosed stalls and garages are limited common elements for vehicular parking. Utilizing assigned garages primarily as storage facilities for personal or commercial use is prohibited. The Association will not be responsible for damage to any items stored in garages. Bicycles, mopeds, small cartons, etc. may be allowed, provided they do not

interfere with parking a vehicle. Flammable and hazardous materials are not allowed. Garages and parking stalls shall be kept clean and floors free from accumulation of oil. The garages and parking stalls are limited common elements. As such, the electricity used in these spaces is paid for by all owners. Therefore, all freezers, refrigerators, electrical vehicles, electrical appliances of any kind, as well as large electric power tools (not hand-held) will not be used in the garages or stalls. Construction of storage cabinets in E or H garages requires proper approval of the Board of Administration.

Sale or Rental of Garage or Parking Stall

Such parking space may be sold only to members of Stonewood Towers Condominium Association in accordance with Declaration amendment dated February 16, 1989. Each unit must have at least one covered parking space appurtenant to it. Garages may be rented or loaned only to Stonewood residents, and the Manager's office must be notified before occupancy and proper forms must be prepared. Employees must have written permission to park in an owner's space on file in the office.

Vehicle Restrictions

Vehicles such as tractors (prime movers) with or without trailers, earth working, loading, and transporting vehicles and other vehicles used in industry are not permitted on the premises unless they are on business of the Association or are involved in moving of a resident.

Parking Restrictions/Definitions

The following definitions and parking restrictions apply:

- A. Truck: A vehicle used for carrying materials, construction supplies or equipment, etc. Commercial pick-up trucks and flatbeds fall into this category. These vehicles must park in the Contractor parking area or Northwest special parking areas only.

Pick-up Trucks, SUVs, Crossovers, Vans, Minivans owned by residents and used as their personal vehicles, may park in a resident parking space. Maintenance personnel will direct the parking of larger vehicles to the Northwest parking area. For the safety and comfort of all persons at Stonewood it is requested that all oversized personal vehicles be parked in the Northwest parking area.

Refer to the BOD Meeting on March 11, 2003 these changes were voted and approved.

B. Recreational Vehicles, Boats, Trailers, Motorcycles, Mopeds and Commercial Vehicles:

1. Any vehicle equipped and used as a sleeper or camper (excluding vehicles for the handicapped) must park in the northwest parking area only. They are restricted to one (1) overnight parking and must be removed by noon the next day.
2. All types of recreation vehicles, boats, wave runners, etc., trailers, motorcycles, mopeds and commercial vehicles will be logged in on Log Sheet. Include Unit Number/Name of owner.
3. Authorized entrants will be told that they may remain in Stonewood overnight only, and that the vehicle must be removed from the Stonewood complex by noon of the following day. (This restriction does not apply to motorcycles or mopeds.)
4. Authorized entrants will be directed to park in the northwest parking area near the tennis courts.

- C. Commercial: Such vehicles may park in northwest and southwest parking areas only.
- D. Moving Vans: All moving vans, both tractor/trailers and straight trucks, must park within the designated locations for each building. These areas will be marked and the Manager or his designee will guide the trucks to these locations. The Manager must approve any necessary deviations from these locations. (Please refer to Article VI for additional requirements and limitations to moving.)
- E. Status Change: When a resident owner leases his/her unit, the resident owner now becomes a non-resident owner and as such, is no longer entitled to resident parking privileges. The non-resident owner shall voluntarily surrender his/her Stonewood resident parking pass to the office or gate guard, or in the event voluntary surrender does not occur, the gate guard is authorized to confiscate the parking pass as soon as possible.

In either of the above scenarios, the non-resident owner will be issued a guest parking pass and instructed to park in the visitor parking area. Upon his/her return to owner resident status, a resident owner parking pass will be issued.

Residing in Vehicles

Under no circumstance may any person or persons reside in any vehicle while it is parked on the premises.

Unauthorized Parking

No covered parking space may be occupied by other than its owner or renter unless written authorization is provided to the Manager. Persons parking in stalls without authorization or for more than twenty (20) minutes in the loading zones will be issued a parking citation by the Gatekeeper and if not moved, will be towed from the premises at owner's/renter's risk and expense. Only residents shall park in front of A, B, C, D and recreation building in spaces marked "Resident's Only." Violations will be issued a parking citation.

Handicap Parking

Handicap parking areas have been clearly marked. Vehicles parked in these areas must display handicap permits or handicap license plates. Other vehicles will be towed at owner's risk and expense. Parking will be in accordance with Florida Statute Chapter 316.

Loading Zones

Designed loading zones may be used by residents for periods not to exceed twenty (20) minutes.

Garage Doors

For security reasons and appearance, garage doors must remain closed unless in use and a person is physically present. Lights must be turned off after use.

Vehicle Repair

No major repairs may be made to any vehicle on the premises. For this purpose, any repair that takes over one (1) hour to complete is considered a major repair.

Vehicle Washing

No vehicle may be washed on the premises except in the area designated near the car wash device in the northwest parking area.

Commercial Vehicle Parking

While servicing buildings A and B, commercial vehicles may park in the spaces marked "Loading and Unloading" only while in process of loading or unloading. While servicing Building C and D, commercial vehicles may park adjacent to the building being serviced to unload or load. After unloading or loading has been completed, they may park in either the northwest or southwest parking lots bordering the woods.

Vehicle Rule Enforcement

Gatekeepers are responsible for ensuring that all vehicle rules are observed, and when they can notify persons of infractions verbally, they will do so. However, Gatekeepers are authorized to issue a citation about a vehicle infraction and place the citation on the vehicle.

After an owner/residents' vehicle or that of their guest/visitor has been issued a citation and attempts were made to contact them, the vehicle shall be towed with prior notification to the Property Manager or, in the Managers absence, a member of the Board.