



Dolphin Cove

CONDOMINIUMS

XXI. VEHICLE REGISTRATION, PARKING PRIVILEGES AND TOWING POLICY

A. Summary

- a. The Parking Policy as outlined below being duly adopted by the Dolphin Cove Board of Trustees on this 26th day of April 2023, shall become integrated into the current Rules and Regulations of Dolphin Cove replacing Article **XXI VEHICLE PARKING** in its entirety.
- b. Each dwelling unit in good standing with no violations and/or delinquent collections outstanding shall be offered and issued official DCCA parking tags (as outlined below) to be promptly displayed on the rearview mirror of any vehicle when it is parked anywhere within the confines of the DCCA property at 4901 Harbor Beach Boulevard.
- c. Said vehicles displaying any DCCA parking tags shall be duly registered with the DCCA office indicating the Make, Model, License Plate Number, State issuing said License plate, as well as vehicle owner's contact information shall also be offered and on file with the DCCA office prior to parking at the complex. This information shall be updated as whenever a different vehicle is displaying any such tag and no less than annually on the census form or sooner if any changes may be applicable.
- d. Parking Tags
 - i. Each unit as was originally constructed shall be issued two parking tags with the stipulation that they shall be returned upon any sale of such unit or subject to fees identified below. Owner tags:(Dark blue with white lettering) and one additional tag designated as "Tenant or Guest" tag: (White with blue lettering).
 - ii. Additional tags will **NOT** be available for purchase!, but a Homeowner may request a replacement tag at the cost of \$50.00 if one of the original tags is lost or stolen. Upon issuing a replacement tag, the original tag will become invalid and any vehicle displaying an expired or invalid tag is subject to towing or fines if the vehicle registration matches to a specific unit owner. All tags will not be issued to "specific" vehicles but rather will be issued to the specific Dwelling Unit Owners with documented tracking to be maintained by the Property Manager. (Any and All vehicles displaying a parking tag shall be registered with the DCCA office in advance – a

dwelling unit owner may register a greater number of vehicles than the number of parking tags issued to such dwelling unit)

- iii. All parking tags are NON transferable between dwelling unit owners and, if an owner sells their dwelling unit or a tenant vacates a unit all tags shall be surrendered back to the Association or Owner and the vehicle registration will be removed from active use. A fee of 50.00 per tag will be assessed against any account immediately prior to closing/selling and said 50.00 will remain on the account until the tag is effectively surrendered to the DCCA office! Any replacement tags that were also issued shall also be surrendered/returned and said replacement fees previously paid shall be non-refundable for any lost or stolen tag. It is the explicit responsibility of the Property Owner to monitor and secure any such parking tags issued including the tenant and/or guest tags if or when a tenant or guest vacates the property!

B. Availability of Parking.

- a. Parking spaces will **NOT** be assigned or designated to any specific unit or vehicle driver. Any vehicle utilizing a handicap space shall have BOTH a duly issued designated and authorized handicap plaque or state issued license plate **AND** a valid DCCA parking tag. Any vehicle parked in a designated handicap parking space without a valid handicap parking plaque shall be immediately towed and stored with a designated towing company contracted with the Association at the vehicle owner's sole expense! (regardless if they were displaying a valid DCCA parking tag)
- b. ALL parking is ONLY available on a first come basis. PLEASE BE ADVISED THAT THERE IS FEWER SPACES AVAILABLE THEN THE TOTAL NUMBER OF PARKING TAGS TO BE ISSUED. IN OTHER WORDS, **POSSESSING A VALID PARKING TAG DOES NOT GUARANTEE A PARKING SPACE WILL BE AVAILABLE!**
- c. It is the owner's sole responsibility to register any vehicle which may be displaying a DCCA parking tag **PRIOR** to parking at the complex. This includes any temporary visitors. All such registrations shall take place during regular business office hours.

C. Privileges and revocations

- a. Parking is a privilege for unit owners, tenants and guests.
- b. Parking privileges shall be revoked by the DCCA if the unit owner has any outstanding violations and/or is in violation of the collection policy of the Association. (current collection policy is set at \$1,000.00 in arrears and is subject to change in the future)
- c. When a unit owner is cited with any violation and/or falls into arrears in violation of the Collection Policy (currently set at \$1,000.00 outstanding on account), both the Unit Owner and any tenant occupying the unit will receive written notice of such violations and their parking privileges and any corresponding parking tags will be temporarily revoked until all such violations have been duly corrected and satisfied.

- d. The unit owner will be provided 15 days to contact the property management company to satisfy any such violation or request a meeting with any such ADR committee to present their rebuttal to such a violation.
- e. Failure to correct and/or respond to any such violation in said 15 days will subject the Owner and any Tenant's parking tags to be temporarily suspended and parking privileges for any vehicle displaying such parking tags shall be considered invalid and subject to towing of any such vehicle or fine. Any towing and storage expenses of any vehicle shall be at the vehicle owner's expense. (Said vehicle Owner may be a unit Owner, Tenant or guest displaying any such invalid parking tag OR NOT displaying any valid parking tag.)

D. Parking Regulations

- a. The Association has the option to cite the property owner with a violation notice and fine in lieu of towing the vehicles from the property. All Owner's at the complex are subject to such violations and/or corresponding fines. (While a tenant's vehicle may be towed, any fines issued will only be issued in the name of the unit owner)
- b. Vehicles shall be parked only in designated areas.
- c. Parking spaces shall be used only for cars, pickups, vans, and motorcycles only. Boats, motor homes, oversize vehicles, and trailers are **NOT** permitted.
- d. Motorcycles are to be parked in resident parking areas only not on lawns, patios, etc.
- e. Any vehicle that exceeds the size limitations of one parking space may not be kept in the residential parking areas.
- f. No washing of vehicles is permitted on the property at any time.
- g. No repairs are permitted on any vehicle on the property at any time.
- h. All vehicles shall display a current state inspection sticker.
- i. Monetary Fine Violations to dwelling owner account if towing is not implemented at the discretion of the Association. (vehicle specific) any such violation fine monies will not be applied to any parking tag leasing price. If said fine is not paid within 30 days of issuance, said vehicle will be subject to immediate towing thereafter.
 - **First Offense:** \$50.00 OR towing Said fine to be paid within 15 days or parking privileges to be suspended.
 - **Second Offense in any time period:** \$100 or towing. Said fine to be paid within 15 days or parking privileges to be suspended.
 - **Any First and Second offense that remain unpaid for 30 days shall immediately go to a Third Offense Status!**
 - **Third Offense at any time period:** \$200 plus towing plus Suspension of ALL future parking privileges for said vehicle.

E. Towing Violations

- a. Parking violations will result in the vehicle being towed at the vehicle owner or unit owner's expense.
- b. All disabled vehicles must be removed from the property within five (5) days.
- c. No motor vehicles shall be kept on any common area except parking areas.
- d. Vehicles shall not be driven or parked on the grassy area at any time for any reason.

- e. The sidewalks, entrances, passages and court surrounding the building shall not be obstructed.
- f. Yellow lines indicate fire zones. No parking is permitted within said zones.
- g. No parking shall be permitted within close proximity of a Fire Hydrant as per the minimum distance designated by City of Brigantine parking regulations.

F. Towing OR Violation Fine Procedures

Effective within 30 days of Board approval of this policy, DCCA will fine all property owners OR tow any vehicles from the property at the vehicle owner's sole expense (for towing & storage) which meet one or more of the following conditions:

- a. Vehicle is NOT displaying a **VALID** DCCA parking tag or authorized and **VALID** handicap plaque.
- b. Vehicles is NOT registered or designated on DCCA census information.
- c. Vehicle is disabled in any way (i.e.: flat tire, broken window)
- d. No license plates
- e. Expired inspection sticker
- f. Vehicle is parked in a non-designated parking stall area or is parked encroaching on more than one parking space..
- g. Commercial/delivery vehicle not registered with office. No proof of registration/ownership on file in office.
- h. Towing Company information contact name and phone number are posted on the grounds of the complex and it shall be up to the vehicle owner to call and coordinate any retrieval from the towing company directly.
- i. DCCA will not be responsible for any vehicle damage or items which may be missing from any vehicle which has been towed.

Every effort will be made to contact the owner or tenant of any such vehicle prior to towing. Towing is the absolute last resort.

Homeowner hereby acknowledges that they have read these supplemental Rules and Regulations and agrees to the terms and conditions herein. The homeowner and/or tenant also acknowledge that the use of the key fobs is subject to the conditions outlined herein..

Homeowner Signature:

Unit Number:

Date:

Tenant Signature: (issuance ONLY with Owner's permission

Unit Number:

Date:

Parking Tag Numbers Assigned:

