

# ULTIMAR HOMEOWNERS ASSOCIATION, INC PARKING RULES AND REGULATIONS

Effective: July 9, 2018

The Ultimar Parking Rules and Regulations have not been updated since 2011. They are being published to clarify the parking rules for new owners and long-time residents. These rules will be strictly enforced to avoid parking congestion on the Ultimar Property.

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The following Rules pertain to PASSES, PARKING and DRIVING on Ultimar Property. In accordance with Chapter 715.07 of Florida Statute, Schedule "A" of the By-Laws of Ultimar Homeowners Association, Inc. and the Declaration of Master Covenants Article XIII, Use Restrictions; these rules are to clarify and reinforce the vehicle control requirements. Most of these rules have been in existence and are part of the Ultimar By-Laws and Declaration. All changes were approved by the HOA Board of Directors on *May 26, 2018*.

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## 1. Auto Transponders and Guest Passes

**A.** All vehicles entering Ultimar properties must display an Ultimar Transponder or a Guest pass in clear view, on the driver's side of the vehicle, which will remain displayed while on Ultimar property. Owners with rental cars can pick up a temporary pass good for the length of the rental, but no longer than 7 days at the main security gatehouse.

**B. *Each unit owner is entitled to two Transponders. Penthouse and owners with garage(s) that presently park a minimum of 2 vehicles per unit are entitled to three Transponders.*** The Transponder will be attached by the person designated by the HOA manager to the driver's side windshield. Transponders or a temporary pass will be the only way of validating an owner's right to park at Ultimar. Owners are prohibited from selling or transferring transponders.

**C. If an owner leases** their unit (90 day minimum), the **lessor will assume the owners parking privileges and is entitled to the same number of transponders as the owner.** Owners must make their parking space/garage available to the lessee for the duration of the lease.

The **Owner's Transponder will be deactivated until the lease expires.** Unit owners who lease their units forfeit all rights to their units, assigned space/garage(unless 2 car garage) and use of amenities during the lease period in accordance with the Declaration of Condominiums Documents of Ultimar-18.2. Owner's vehicles may not be stored on Ultimar property during the duration of the lease.

**D. Return of Vehicle Transponder** is required under the following circumstances:

- a) Sale of the vehicle (in order to obtain a replacement transponder)
- b) Damage of the windshield or transponder
- c) Sale of the unit (to be stated on the Request for Estoppel Certificate along with entry cards, final fees outstanding, etc)

**E. Guest passes** will be issued only when the owner calls security prior to a guest's arrival with the guests name and expected length of stay. Owners may also use the Dwelling Live app to register guests (it is preferable to do so and a guide to sign up for Dwelling Live is provided at the end of this document) Guest passes will be issued for a maximum of 7 days. Guest passes can be extended if the owner contacts the security gatehouse. Owners are **limited to 4 Guest passes at one time.** If owners are having a large group they must notify the security office in advance and the guests must park across Gulf Blvd in the Bay Park lot (1551 Gulf Blvd). **No permanent guest lists will be allowed.**

**F. Vendors/Service Providers** will not be admitted to the property without prior notification from owner. If there is a building related priority e.g. Elevator, Plumbing emergency, UPS, US mail, Fedex etc, there is no need to contact the gatehouse.

**2) Garage Units** shall be used **only for automobile storage** and other property of the owner **provided that the storage of such property cannot prevent the use of the Garage unit for automobile storage** in accordance with the Declaration of Condominium documents.

**3) Handicap Parking.** There will be two designated Handicap Parking Spaces for each building. There is a maximum of 72 hrs parking at a time in these spaces. Handicap Placards must be in full view at all times.

**4) 72 hour Parking spaces** are for owners and lessors with a Transponder affixed to the windshield only or an owner temporary pass as per rule 1A. **Absolutely no Guest Parking. A car with a Transponder or owner temporary pass may only be parked for a maximum of 72 hours at a time. Violation of this will result in towing.**

**5) Authorization by a Unit Owner allowing use of their assigned parking space by another owner must be documented with the Building Manager and the HOA office.** This document must provide the name of the parking space owner and the person authorized to use the parking space, indicating the authorization dates and identify the space.

**6) Parking in Ultimar shall be restricted to Private automobiles, SUV's, Passenger vans and Jeeps, all with no more than two axles.** No commercial vehicles, campers, mobile homes, motorhomes or trailers of any description shall be parked or stored at any place within Ultimar. For the purpose of this section, "commercial vehicles" shall mean those which are not designed and used for customary, personal/family purposes. No private vehicles with commercial lettering and flatbeds with ladders, paint, tools, etc, will be allowed. The prohibitions on parking in this section shall not apply to temporary parking of commercial vehicles, such as for construction use or providing pick-up and delivery and other commercial services.

## 7) TOWING OF VEHICLES. Vehicles will be towed if they are:

- a) **Parked illegally in a Fire Zone. Vehicles will be immediately towed per Clearwater Fire Marshall**
- b) Illegally parked in a handicap space\*
- c) Parked without a transponder or a guest pass\*
- d) Blocking an assigned vehicle in the owner's garage or parking space\*
- e) In violation of the 72 hour owner parking rules\*
- f) Parked for more than 15 minutes in the loading parking space\*
- g) Improper or expired pass\*
- h) Long term Parking is not allowed anywhere on the Ultimar property (more than 6 weeks) other than in an owner- assigned space or parking garage\*

**\*When a vehicle is in violation of the parking rules,** the security guard will place a notice of violation on the vehicles windshield and make a phone call to notify the owner or guest of the violation and notify in writing in standard form to both the building managers and HOA manager and owner. (if known) ***If the owner or guest has not removed the vehicle 24 hours from the time written notice was sent the vehicle will be towed, without further need for notification.*** The owner or guest will be responsible for all expenses for towing and storage by the towing company. Any possible damages to the owner's vehicle, during the towing process, will be the responsibility of the towing company and not the Ultimar HOA.

**Vehicles found in violation of proper parking, or on the premises without transponders or valid passes are in violation of the rules and will be subject to towing** per the Declaration of Master Covenants for Ultimar, Article XIII, Section 3. Vehicular Restrictions and Towing.

## 8) Speed limit on Ultimar property is 5 miles per hour

Any details or further explanations, regarding the above rules and Declarations, can be further outlined by your HOA manager or the Ultimar HOA Board, during Board meeting proceedings.

**Ultimar Notice of Parking Violation to be sent to Bldg managers, HOA manager and Owner**

## **DWELLING LIVE INSTRUCTIONS FOR ULTIMAR OWNERS**

**To be inserted next week**