

# Port 95 North- Rules & Regulations

Parking Enforcement, Car washing on premises & Trash Control

Dear Unit Owner(s) - Owners, tenants, tenants' employees

Please be advised that there have been several violators on the mentioned concerns. This letter is to reiterate that not only is it a violation of the Rules and Regulation of the Association, but it is also a violation of the County and/or Florida Statute. Below is a brief description of the County and/or Florida State Statute explanation. A copy of the Association's RR- md Regulations is also provided in this package.

## HANDICAP PARKING ENFORCEMENT

F.S. 316.1959 entitled "Handicapped parking enforcement" states: "The provisions of handicapped parking shall be enforced by state, county, and municipal authorities in their respective jurisdictions whether on public or private property in the same manner as is used to enforce other parking laws and ordinances by said agencies. <sup>C</sup>F.S. 316.008(4) provides a fine up to \$250.00 for drivers who illegally park in designated handicapped parking spaces.

The City of Hollywood Division of Parking Enforcement is actively monitoring the property for illegal parking in handicaps spaces, parking in handicap access walkways, which are designated by blue outline specific for handicap access by Americans with Disabilities Act (ADA-gov), and illegal parking in loading zones. They will be doing weekly inspections and issuing caution to violators. Towing will be strictly enforced, at the owner's expense, for all parking violations.

## PARKING IN LOADING ZONE AND NO PARKING ZONE LANES

No motor vehicle shall be parked in such a manner as to impede ready access to another parking space, any walkway or entrance to the building or garage area. Owners, renters and guests are obligated to obey parking regulations as posted; owners and/or renters are to be held responsible for noncompliance of their guests with all the applicable rules and regulations. The association has the right to have any vehicle that is non-compliance with regulations towed away, with the costs to be borne by the owner/violator. Vehicles are not to park in the white X LOADING ZONE AND/OR HANDICAP BLUE LOADING ZONE LANE, LINED ZONE. This is considered a life safety issue.

## CAR WASHING ON PROPERTY WATER ONLY- NO CLEANERS/ SOAP OF ANY TYPE In

accordance with our natural area you must follow the guidelines of the Broward County Code by complying as follows:

- Provide holding tanks which shall contain all wastewater from the washing equipment and dispose of properly by licensed hauler.
- Install a closed-loop wastewater recycling system to collect wastewater.
- Contract Broward County Environmental Department or City of Hollywood for permits to connect to sanitary sewer. Failure to comply with can result in issuance of violation and/or

Notice of Hearing to assess a Civil Penalty. Pursuant to a Notice of Violation, a Civil Penalty in an amount of up to \$15,000 per violation, per day. or portion.

### ALL UNIT OWNERS AND TENANTS ARE Now INFORMED

Should you be cited for violation of Chapter 27 of Broward County Code, the fine will be levied against the violators, NOT against Port 95 North Associations, Inc.

### TRASH CONTROL

All trash must be properly bagged, tied or contained securely and placed in the trash receptacles. Large cartons or boxes must be broken down and placed in dumpsters. Bulk trash (furniture, contractor debris, pallets, etc.) is prohibited from being disposed of in the dumpster and must be disposed of off premises. Please contact the City of Hollywood or private disposal services for scheduled removal of this debris at your cost. No trash is to be left on the ground around the dumpster's enclosures. If the closest dumpster to your unit is full, please use another dumpster.

### LOCKING DUMPSTER ENCLOSED GATES

Once you have unlocked the dumpster enclosure door lock and disposed of your trash. It is mandatory that you lock the dumpster enclosures door when finished; reason being is due to the economic times.

An open dumpster invites salvage hunters or better known as dumpster divers. Once they have collected what they want, they leave a mess for your maintenance dollars to clean up. Let's not invite these uninvited guests to our facility and lock the enclosure doors when you're finished.

Should you have other than the normal office trash to dispose of, please keep it in your unit until Monday- On Monday please fill up all of Port 95 North's dumpster. Our dumpster service company picks up our dumpster early Tuesday morning. Let's make the best use of our maintenance dollars and be courteous to our fellow neighbors by not filling up the dumpster in the first part of the week.

### TOWING

For whatever reason, some of the owners, owners' employees, tenants, and the tenant employees have decided not to follow the Port 95 North Rules and Regulations. The Management Company has decided to assist your Board of Directors to ensure that everyone enjoys the benefits of the Association. Altogether, Management and your Board of Directors have agreed to appoint a towing company to tend to the parking violations.

## **EXECUTIVE TOWING AND RECOVERY**

**5900 Dewey st., #200, Hollywood, FL 33023**

Below, please find information on how Executive Towing will benefit all at Port 95 North:

Should you be parked permanently (other than loading/unloading in the Loading Zone), Executive Towing will observe whether the loading/unloading process is taking place (ten-minute time frame allotted).

Should the loading/unloading process not be taking place, Executive Towing will issue a one (1) time warning, issued to the tag number of the vehicle. Thereafter, the vehicle will be towed to the Executive Towing and Recovery compound facility for you to retrieve at your cost.

The loading/unloading zones are in the access/egress traffic lanes of Port 95 North's traffic pattern and must be kept free of parked vehicles for life safety.

### Executive Towing Observation of the Property

Should they notice a vehicle parked in the ADA access areas or in the ADA parking spaces, Executive Towing has been authorized to contact the Hollywood ADA Enforcement Dept. to send an officer to observe the violation. The officer will then decide what the penalty will be (\$250.00 violation of ticket or vehicle towed at owner's expense).

Due to the ADA access definition at Port 95 North, the Association has agreed to allow vehicles to park in space between the building and the closest blue ADA line. The allowed parking is such that the tires of the vehicle must NOT be on the same blue lines and remaining portion of the vehicle must NOT reach the blue lines of the ADA access area to the point that a 40" wheelchair, walker, etc. would not be able to pass through.

**ACKNOWLEDGEMENT OF RECEIPT TO FOLLOW ON NEXT PAGE**

**ACKNOWLEDGEMENT OF RECEIPT**

Signature of receipt of this notice hereby acknowledges acceptance of these rules, however declining receipt of this notice does not, in any manner, exclude you, your employees and tenants from enforcement of any part of the above-mentioned violations, fine or penalty.

Your immediate attention and cooperation concerning these issues is greatly appreciated.

If you have any questions or concerns regarding the Rules and Regulations, or your obligation to abide by them, do not hesitate to call In the Middle Property Management LLC at (954) 435-2424 to discuss the issue for a more comprehensive explanation.

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Signature of Owner

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Signature of Tenant

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Signature of Owner

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Signature of Tenant