

PARKING RULES
VILLA SERENA OWNERS ASSOCIATION, INC. (the "Association")

ARTICLE 12, SUBSECTION 12.5 OF THE DECLARATION OF CONDOMINIUM FOR VILLA SERENA DATED MAY 15, 2006 (the "Declaration"), RECORDED IN OFFICIAL RECORDS BOOK 16945, AT PAGE 683, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

12.5 Vehicles; Parking. This Section shall govern the parking and storage of "Vehicles" (as hereinafter defined) upon the Condominium Property.

- (a) For the purposes of this Section, and any Rules and Regulations promulgated with respect hereto, the term "Vehicles" shall mean and include the following:
- (1) "Passenger Vehicles" which includes cars, station wagons, passenger vans and mini vans (the cargo capacity of which is devoted primarily to seating for passengers), sport utility vehicles and pick up trucks (without slide-end cabs or other enclosures of the bed), which pick up trucks are intended for, and primarily used as, personal transportation, plus such other non specified passenger vehicles primarily intended and used as transportation for personal and family purposes.
 - (2) "Commercial Vehicles" which includes trucks, vans and mini vans (other than those deemed Passenger Vehicles under Section 12.5(a)(1) above), commercial or public service vehicles (meaning those which are not primarily designed and used for passenger transportation for personal or family purposes), and such other vehicles which by design, nature, size, use or appearance, the Board determines from time to time to be of a commercial nature.
 - (3) "Recreational Vehicles" which includes trailers, campers, motor homes, boat trailers, camper vans, conversion vans, and pick up trucks with camper cab within or attached to the bed.
 - (4) "Ancillary Vehicles" which includes motorcycles, motor scooters, motorbikes, golf carts, boats, canoes, kayaks, all terrain vehicles, and similar conveyances.
- (b) Because the number of available parking spaces is limited, the Occupants of each Unit, collectively, shall be permitted to keep, park or store no more than two (2) Vehicles upon the Condominium Property at any given time, except as may be expressly authorized by the Rules

and Regulations, or permitted as to a specific Unit for specific circumstances and time by the Board. No Vehicle shall be parked or stored anywhere on the Condominium Property except in a paved and designated parking space.

- (c) Vehicles belonging to the Occupants of a Unit shall be required to be kept, parked and stored in the Limited Common Element garage and driveway assigned to that Unit. **(NOTE: THIS SUBSECTION HAS BEEN AMENDED – SEE CERTIFICATE OF AMENDMENT TO DECLARATION BELOW)**
- (d) Commercial Vehicles, Recreational Vehicles, or any Passenger Vehicle not in operable condition or validly licensed, and Ancillary Vehicles, may not be parked, kept or stored anywhere on the Condominium Property, except as expressly authorized by, or pursuant to, this Declaration. Such Vehicles may, however, be parked, kept, or stored within the Condominium Property if within an enclosed Limited Common Element garage. In such event, such Vehicle shall count as one of the two (2) Vehicles permitted to the Occupants of a Unit.
- (e) Anything herein contained to the contrary notwithstanding, this Section 12.5 shall not be deemed to prohibit (i) the occasional parking of Commercial Vehicles, Recreational Vehicles, motorcycles, motor scooters, or motor bikes, being used as transportation by Guests, the duration and frequency of which may be regulated by the Rules and Regulations (in no event shall there be any overnight camping in any Recreational Vehicle); (ii) temporary parking of Commercial Vehicles carrying out business, such as making deliveries or service calls, or for temporary loading or unloading; (iii) parking of a motorcycle or golf cart of an Occupant, provided that such motorcycle, motor scooter, motor bike, or golf cart is counted as one of the two (2) permitted Vehicles of such Occupant and is parked in such Occupant's garage; (iv) temporary parking of a Recreational Vehicle for loading or unloading, or temporary parking of a Recreational Vehicle of a Guest if approved by the Board, or as may be allowed by the Rules and Regulations (in no event to exceed twenty-four hours), or (v) such parking, storage and use by an Occupant of such specified Ancillary Vehicles as may be expressly permitted by the Rules and Regulations, or expressly authorized in advance by the Board.
- (f) Recognizing that the design and use of Vehicles evolves over time, and that on occasion it may be difficult to determine whether a specific Vehicle falls into one classification or another, it is the intent of this Section that Vehicles of a customary size, the purpose and use of which is predominately for personal transaction, shall be deemed Passenger Vehicles, notwithstanding that any such Vehicle may have lettering or a sign attached to or painted on the Vehicle announcing a commercial enterprise, or that such Vehicle may also be used for transportation of

passengers carrying out commercial enterprises. Vehicles classified as Commercial Vehicles are those which by virtue of design, size, nature, use or appearance are such as to most nearly fall within the Commercial Vehicle classification, the open parking of which within the Condominium would tend to degrade the appearance and values of the Condominium. The Board shall have the authority from time to time to adopt and amend standards of interpretation of this Section, as part of the Rules and Regulations, providing in more detail for the delineation of different Vehicles and Vehicles types, including further determination of which classification of Vehicle is applicable to a specific Vehicle. In making such determinations, the Board may take into consideration the general condition and appearance of the Vehicle in question. Where any specific Vehicle is not clearly and unambiguously addressed by this Section, or by the Rules and Regulations, the Board may determine the restrictions applicable thereto. All such determinations and standards adopted by the Board shall be conclusive for all purposes, and binding on all Owners, Occupants and Guests.

NOTE: A NEW SUBSECTION TO SECTION 12.5 HAS BEEN CREATED – SEE CERTIFICATE OF AMENDMENT TO DECLARATION BELOW.

12.6. Garages and Driveways. The Limited Common Element garages and driveways are intended for the purpose of parking Vehicles, and, with respect to the driveways, providing access to the garages. No garage shall be enclosed or converted to any other use primary use, nor shall any garage be used as a workshop or for the repair of Vehicles or as storage, except for such storage which does not interfere with the primary use of the garage for parking of a Vehicle. The Board may, by Rules and Regulations, authorize such ancillary uses of Limited Common Element garages that it may determine as not be disruptive to the Condominium and its Occupants, and which do not create an unsightly condition, or generate noise or dust, or interfere with the availability of such garages for the parking of a Vehicle. When ingress and egress to a garage is not required, the garage door shall remain closed, except to permit ventilation when the garage is in use by the Owner or other Occupant. Driveways leading to garages shall not be blocked, and shall not be used for parking except by the Occupant of the Unit to which such garage is assigned, the Guests of such Occupants, and Vehicles making deliveries or otherwise providing services to the Unit to which such driveway is assigned. Common Element parking spaces are not assigned, and are available on a first come, first serve basis, subject to the Board's right to designate certain spaces as accessible parking for the handicapped pursuant to Section 9.16. **(NOTE: LAST SENTENCE OF THIS SECTION HAS BEEN DELETED PER CERTIFICATE OF AMENDMENT TO DECLARATION - CERTIFICATE OF AMENDMENT BELOW)**

**CERTIFICATE OF AMENDMENT TO DECLARATION DATED DECEMBER 20, 2011,
RECORDED IN OFFICIAL RECORDS BOOK 20886, AT PAGE 441, OF THE PUBLIC
RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.**

Article 12, Section 12.5(c) of the Declaration is amended to read as follows:

(c) Vehicles belonging to the Occupant(s) of a Unit shall be required to be kept, parked and stored in the Limited Common Element garage and driveway assigned to that Unit. However, an Occupant of a Unit may utilize one (1) of twenty-five (25) specially labeled community parking spaces for his or her temporary use. Temporary use of the aforementioned parking space may not exceed a total of eighteen (18) hours in any one (1) twenty-four (24) hour period. The aforementioned twenty-five (25) community parking spaces shall be utilized on a first come, first serve basis. The Association shall specifically label twenty-five (25) of the eighty-two (82) community parking spaces to account for such a use.

Article 12, Section 12.5(g) of the Declaration is created to read as follows:

(g) Effective as of the date of the recording of this Amended, the Association or its agent, shall have the authority to tow vehicles from the condominium at the sole cost of the vehicle owner after notice has been provided to the owner of the vehicle as set forth below. If a vehicle is towed in accordance with this Article, neither the Association nor any officer, director or agent of the Association shall be liable to any individual for any claim of damages as a result of the towing activity. If any vehicle is parked in violation of any provision of the Declaration, Bylaws, Articles of Incorporation or the Rules and Regulations, as amended from time to time, or any city, county or state regulation, the Association or its agent shall notify the owner of the vehicle. This notice shall be placed in a conspicuous position on the vehicle and shall specify the time and date of the notice, the nature of the violation and a warning that if the vehicle is not removed from its current location within twenty-four (24) hours from the time and date of the notice, the Association or its agent shall tow the vehicle. If a vehicle is parked in a fire lane locking another vehicle, or otherwise creates a hazardous condition, as determined by the Board of Directors, in its sole discretion, no notice shall be required and the Association or its agent may tow the vehicle immediately. If an individual or Unit habitually violates the parking regulations of the Association, as determined by the Board of Directors, in its sole discretion, no additional notice shall be required and the Association or its agent may tow the vehicle immediately. Neither the Association nor its agent shall be responsible to any vehicle owner for the failure of said vehicle owner to observe the notice prior to the expiration of the twenty-four (24) hour period.

Article 12, Section 12.6 of the Declaration is amended to read as follows:

12.6. Garages and Driveways. The Limited Common Element garages and driveways are intended for the purpose of parking Vehicles, and, with respect to the driveways, providing access to the garages. No garage shall be enclosed or converted to any other use primary use, nor shall any garage be used as a workshop or for the repair of Vehicles or as storage, except for such storage which

does not interfere with the primary use of the garage for parking of a Vehicle. The Board may, by Rules and Regulations, authorize such ancillary uses of Limited Common Element garages that it may determine as not be disruptive to the Condominium and its Occupants, and which do not create an unsightly condition, or generate noise or dust, or interfere with the availability of such garages for the parking of a Vehicle. When ingress and egress to a garage is not required, the garage door shall remain closed, except to permit ventilation when the garage is in use by the Owner or other Occupant. Driveways leading to garages shall not be blocked, and shall not be used for parking except by the Occupant of the Unit to which such garage is assigned, the Guests of such Occupants, and Vehicles making deliveries or otherwise providing services to the Unit to which such driveway is assigned. ~~Common Element parking spaces are not assigned, and are available on a first come, first serve basis, subject to the Board's right to designate certain spaces as accessible parking for the handicapped pursuant to Section 9.16.~~

CODING: Deleted language is marked with a strikethrough line and new language is marked by a double underline.

SECTION 10 OF THE RULES AND REGULATIONS OF THE ASSOCIATION DATED OCTOBER 6, 2011

10. Parking of Vehicles

- (a) Limited Common Element Garages and Driveways
 - 1. Limited Common Element garages and driveways are provided for the parking of Vehicles of Occupants.
 - i. Only 1 vehicle or motorcycle is permitted to occupy a Limited Common Element driveway.
 - ii. Motorcycles of Occupants must be parked either inside a Limited Common Element garage or driveway. Parking a motorcycle in the common walk-way area between units or on lanais is not permitted.
- (b) Parking in the street is only permitted for active loading or drop-off while the vehicle's engine is running.
- (c) Vehicles parked in a designated handicapped parking space must display a current handicapped parking placard.
- (d) Any Vehicle parked in violation of parking restrictions 10(a)-10(c) is subject to towing, with the owner of the Vehicle responsible for all costs of towing.
 - 1. Violations will result in ticketing the respective vehicle violating the parking restriction. Only 2 violation notices will be issued per vehicle.

2. The vehicle's color, make, model, state, and license plate number along with the date and location of the violation will be recorded in a log and by photographs.
 3. After 2 notices, all subsequent violations will be subject to immediate towing without notification.
- (e) No repairs or maintenance of Vehicles may be performed, except emergency repairs.
- (f) Bicycles may not be kept or stored on a Lanai but must be kept and stored inside the Unit or in its garage.
- (g) Oil or fluid leaks onto a parking space or other area are the responsibility of the owner of the Vehicle. Any damage from oil or other such leaks will be repaired at the expense of the Owner of the Unit from which the offending Vehicle originated.
- (h) Owners, Tenants, Guests and other Occupants shall observe traffic directional signals, and one way signs at all times.
- (i) Any Vehicle parked in violation of the following parking restrictions is subject to immediate towing without notification, with the owner of the Vehicle responsible for all costs of towing.
1. Parking on any grass surface.
 2. Parking in any construction area or field.
 3. Parking on any sidewalk area.
 4. Parking more than 1 vehicle in a Limited Common Element driveway.
 5. Parking in front of a fire hydrant.
 6. Parking in the street with the engine turned off.
 7. Parking or storage of Commercial Vehicles, Recreational Vehicles, Ancillary Vehicles, as those terms are defined in the Declaration, is not permitted on the Condominium Property, except as expressly provided in the Declaration.
 8. Parking of any Passenger Vehicle not in operable condition or validly licensed.