

CLEARWATER KEY ASSOCIATION-BAYSIDE GARDENS, INC.

Bayside Gardens I & II on Sand Key

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To: Bayside Gardens I & II Owners and Residents

Date: 3/22/2021

Subject: Parking Permit Procedures for Resident and Guest Vehicles

The procedures below do not change any existing Bayside Gardens I & II parking policies or rules.

They are intended to enforce existing policies and rules more effectively and efficiently.

Vehicle parking policies, rules and regulations set forth in the respective condominium documents:

DECLARATION OF CONDOMINIUM OF SAND KEY CONDOMINIUM - BAYSIDE GARDENS (I & II)

GENERAL RULES & REGULATIONS CLEARWATER KEY ASSOCIATION - BAYSIDE GARDENS, INC.

Resident Permit Parking "Stickers"

- Unit owners will be issued two (2) Resident Permits per calendar year. After the first two permits are mailed to each owner, subsequent permits will be included in annual meeting/ballot mailings. The two-sticker procedure aligns with existing Rules and Regulations "... The maximum number of authorized vehicles allowed per unit of Bayside Gardens I & II property is two (2) at any one time."
- Owners will use their Resident Permits on their own vehicle(s) or they may provide their permit(s) to registered tenants (if applicable). If an owner provides Resident Permit(s) to a tenant, the owner is responsible to instruct the tenant on these permit procedures, as well as all Bayside Gardens I & II parking policies and rules.
- Owners (and tenants, if applicable) will affix Resident Permit(s) inside the rear window on the left (driver's) side of vehicle. Vehicles without a permanent rear window (e.g., convertibles, some types of jeeps, dune buggies) are given an exception to affix Resident Permits inside the windshield (front left/driver's side).

Guest Permit Parking "Passes"

- Unit owners will be issued four (4) Guest Permits per calendar year. After the first four permits are mailed to each owner, subsequent permits will be included in annual meeting/ballot mailings.
- Owners will provide Guest Permits for their visiting guests who park in a Bayside Gardens I & II parking space.

- Leased units:
    - o Owners may provide their tenants the use of their Guest Permits.
    - o Tenants will use Guest Permits in their vehicle(s) if they have not been provided a Resident Permit by the owner.
    - o Tenants will provide Guest Permits for their visiting guests who park in a Bayside Gardens I & II parking space.
  - Guests/tenants/owners will place a Guest Permit on the front dashboard (left/driver's side) so permit information is legible from outside the vehicle. Guest Permits must be displayed on any vehicle parked in a Bayside Gardens I & II parking space, unless the vehicle displays a Resident Permit.
- Un-Permitted Vehicles - Parking in Bayside Garden I & II Without a Resident or Guest Permit
- Temporary parking without displaying a Resident or Guest Permit is permitted for vehicle loading and unloading and during the time required to obtain a Guest Permit from inside the owner/tenant unit.
  - Vehicles parked in a Bayside Gardens I & II parking space which do not display a Resident Permit or Guest Permit (an "un-permitted vehicle") are considered illegally parked and are subject to condominium towing policies and procedures.
  - Condominium Management or Board representatives will make a reasonable attempt to determine the status of un-permitted vehicles before enforcing condominium towing policies