



1/10/2019

Upcoming Parking Changes at Deerfield Palms

Dear Resident,

Parking is a valuable amenity in our community and it's important to us that it is well regulated and enforced. The new rules are designed to provide fair parking for all residents and guests.

RESIDENT PARKING:

All residents must have a registered Smart Decal properly displayed on their vehicle(s). A quick barcode scan with any smartphone will display the decal number, license plate of the vehicle it's assigned to, assigned space number it should be parked in (when applicable), and most critically, whether or not the decal is active or inactive. Because this "self-enforcing" view is available to everyone, it creates a sense of accountability without revealing private information.

To properly register your vehicle the following items are required:

- Name, Phone (mobile preferred) and/or Email, License Plate #, proof of registration/insurance AND a unit key. For non-owner residents and a valid signed lease.
- Please note: Parking decals will not be issued to units that are currently under violation of condo rules until the violation(s) are cured

GUEST PARKING:

All guest vehicles are required to be registered while parked. Guest parking is available on a first-come first-serve basis. Where should guest vehicles park? Residents will be required to register their guest's vehicle. If you have any extenuating guest circumstances, contact the management for a "Special Permit" that may be granted on a case-by-case basis.

The benefits of our new parking system:

- Fairness, accountability
- Confidence
- Better Security
- Guest Parking Amenity

EFFECTIVE DATE: February 15th, 2019

Failure to follow parking rules may result in towing at vehicle owner's expense. Property owner(s) or management are not responsible for loss of, or damage to, vehicle or contents.

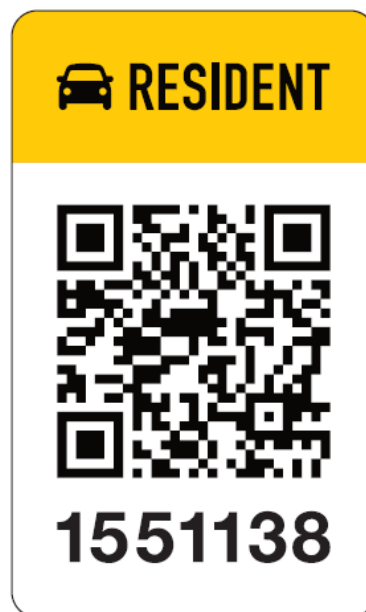
PARKING RULES:

Vehicles will be towed at the owner's expense without warning for the any of the following parking violations.

- **Parking on grass (anywhere), roadways, walkways or sidewalks or in fire lanes such as outside the south gate.**
- **Parked in the middle of lot or not in parking space.**
- **Missing or expired tags.**
- **Parked in front of mail boxes or garage.**
- **Vehicle inoperable: Crashed, flat tire(s), leaking fluids, on jacks/blocks etc.**

- Cars backed into spaces will be towed as decals will not be visible to the monitor
- Parked in a manner that obstructs other vehicles
- Decal does not match the vehicle information submitted to management.
- Commercial Vehicles
- **Vehicle parked in someone else's assigned space WILL GET TOWED**
- Vehicle parked outside the south gate in the fire lane

Only these new decals are valid



VERY IMPORTANT NOTE:

- For non-owner resident(s): Decals will be renewed every year upon the renewal of your lease at a cost of \$20.00 per decal, each year.
- Violation(s) of condo rules will be tracked in the new Parking System. Where a unit incurs 3 or more violations in a 12-month period. Approval for Renewal of Lease and decals will be revoked. Making the decals null and void and resident will no longer be authorized to park on property.
- Please see attached list of standard Deerfield Palms Condo violations.

We are making enhancements around the community to create Deerfield Palms, an aesthetically welcoming place to live. Ultimately, we need your help and assistance to reach this goal. We want to thank everyone that has participated in following the rules and regulations of the condominium. Those that are not aware of the rules, please see the list to guide you.

Condominium Rules and Regulations

A. The Walkway is common area, not an extension or patio for storage. No Items are to be left outside your door at any time.



- No Bicycles**
- No Chairs/Furniture**
- No BBQ Grills**
- No Rugs**
- No Pet food bowls**
- No Clothing/Shoes**
- No Loitering**
- No Plants**

B. Trash should be placed in a securely closed garbage bag and place IN THE DUMPSTER. Not on the floor near the dumpster.

Bulk Trash (Furniture, Mattress, Tables) must be placed in the Bulk Trash area behind building 7.

C. Remove Tape and Plywood from windows.

D. Resident(s) and owners are responsible for the up keep and maintenance of the inside of the unit.

- Make sure to report any toilets running immediately.

-Keep it clean and vermin/Insect/pest free.

Laundry Room are now open!!! New Machines, No Cash, Only Credit/Debit Card is acceptable.

Keep up to date – Check the website www.deerfieldpalms.com

Questions? Please contact the Management at (305) 595-6767 or valiantpropertyventures@yahoo.com.

We appreciate your participation in creating better parking for our community