

Jardin de Mer Master Association Parking Policy
Effective January 20, 2009

Section 2.1.5 of Jardin Master Association, Inc.'s Declaration of Covenants, Conditions and Restrictions empowers the Jardin Master Association with the right to adopt and enforce: **"Regulations.** The Association's right to adopt, amend, receive and enforce reasonable Regulations for the use of the Common Areas, including the right, but not the obligation, of the Association to control and regulate all types of traffic and parking on Common Roads including the right to regulate speed of vehicles and to prohibit the use of Common Roads by vehicles or traffic which may damage the Common Roads."

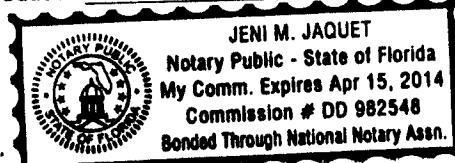
In the spirit of "reasonable regulation," the Master Board has approved the following Parking Rules and Regulations as an amendment to the Declarations of Covenants, Conditions and Restrictions. The rules are designed to offer equal access and protection to the Jardin de Mer Community. All language that is pertinent to this decision is derived solely from the Jardin Master Association documents as individual buildings have no authority over parking, only over the Garage units provided with each individual Condominium unit. These amendments are binding and enforceable.

- A.) **Policy:** The Association maintains that every occupied Condominium unit has the right to one Parking Space other than their Garage. It is reasonable to expect that a parking space should remain available to all units at all times.
- B.) **Parking Passes:** To ensure the availability of this Parking Space, every occupied unit will be provided with (1) one "parking pass" to ensure the unit owner's access to or "permission" to occupy a parking space. Along with this pass and the unit's garage, every owner can expect to have (2) parking spaces available at all times. The right to parking is passed on to tenants of an owner as is the right to enjoy all amenities, rights and privileges of the owner. Only the owner can request the "parking pass" and is responsible for its safe keeping, use and replacement (The Association will charge a fee for replacement passes). Duplicate passes or additional passes will not be allowed. See Guest Passes.
- C.) **Guest Parking Passes:** Guest passes may be requested by a unit owner or tenant for guests who come to "visit". These passes are intended for guests who visit on an infrequent basis (i.e., out of town guests). Guest parking passes may be requested for (1) one week intervals but not consecutive intervals without Association approval. The Board reserves the right to refuse a guest pass request (i.e., limited parking availability, abuse of the policy, etc). Any parking spaces available above the 1 space per unit may be used to accommodate these "short-term" guests. These spaces are not to become "permanent" spaces for tenants or owners, but for guests. Guest pass requests shall be made 48 hours in advance. Additional parking spaces may be created by "special assessment" if the Association votes to make these material improvements to the community.
- D.) **Vehicles:** The following vehicles do not have "permission" to be parked regularly on Jardin de Mer property. Recreational Vehicles (Boats, RV's, Campers or Trailered vehicles). Commercial vehicles (All vehicles including open bed Trucks, Vans or automobiles with commercial lettering or markings) Commercial trailers or "work" trailers. Nuisance Vehicles: Vehicles with loud exhaust, that leak fluids, cannot be parked properly or that cause damage and/or a nuisance to the community as determined by the Association. Oversize vehicles such as open bed truck exceeding 1/4 ton classification and weight.
- E.) **Parking Passes:** Parking Passes are to be requested only by the "Owner" of an occupied condominium unit and grant the user with "permission" to park on the premises. "Parking Pass Applications" can be easily attained by contacting the Management Company. The Association reserves the right to request a copy of a lease, along with a vehicle description, when issuing a parking pass to a tenant on behalf of an owner. Guest Parking Passes are available through the Management Company and can also be requested by the unit owner or tenant.
- F.) **The Association reserves the right to revoke Parking Passes issued in error or that are duplicates.**
- G.) **Towing:** Vehicles that are parked illegally, violate vehicle description requirements or DO NOT display a valid Jardin de Mer Community parking pass are subject to being towed. Vehicles parked in areas not designated for parking or failing to display a valid parking pass will be considered "parked without permission" and are subject to being towed.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of November, 2010, by Teri Carter, its Agent, on behalf of Jardin Master Association, Inc., a Florida corporation not for profit. Said affiant X is personally known to me or produced for identification.

Jeni M. Jaquet
Notary Public, State of Florida at Large
My Commission Expires: 4-15-14



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