

This Instrument prepared by:
McCabe & Ronsman
110 Solana Rd., Suite 102
Ponte Vedra Beach, FL 32082

STONEFIELD AT BARTRAM PARK HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS GOVERNING VEHICLES AND PARKING

THESE RULES AND REGULATIONS GOVERNING VEHICLES AND PARKING is made this 5th day of January, 2021, by the Board of Directors ("Board") of Stonefield at Bartram Park Homeowners Association, Inc., a Florida Corporation not-for-profit ("Association").

WHEREAS, Article IX, Section H of the Declaration of Covenants, Conditions, Restrictions and Easements for Stonefield at Bartram Park, recorded at Official Records Book 11645, Page 593, et seq., in the public records of Duval County, Florida ("Declaration"), provides that all parking within the Property shall be in accordance with rules and regulations adopted from time to time by the Association; and

WHEREAS, Article IV, Section 7 of the Articles of Incorporation provides the Association, through its Board, the power to make, establish and amend reasonable rules and regulations governing the use of the Parcels and Common Property; and

WHEREAS, the Board has determined that it is in the Association's best interest to adopt further rules and regulations regarding parking within the Property;

NOW, THEREFORE, the Board promulgates the following rules and regulations concerning parking:

1. For purposes of these rules and regulations, references herein to "Resident(s)" shall refer to Owners, or the tenants of Owners, who reside at the Residence in the Association. Further, a vehicle parked overnight (between the hours of 6:00 p.m. and 6:00 a.m. daily) in the community for more than fifteen (15) days in a calendar month shall be considered a vehicle of a Resident. References to "Guests" shall refer to non-Owner, non-tenant visitors to the Association. Capitalized terms used herein and not otherwise defined herein shall have the meanings given to such terms in the Declaration.
2. Owners are required to provide and keep current with the Association information of all vehicles associated with the residence (make, model, color, and license plate #) by providing an updated vehicle information form and current lease as applicable. Failure to comply could result in fines.
3. Townhome Residences: There shall not be more than two (2) vehicles associated with each townhome. Each Townhome Residence has two (2) designated parking spaces, one in the garage of the individual Townhome Residence and the other in the driveway directly in front of the Townhome Residence. The first vehicle must be parked in the Owner's garage and the second vehicle, if any, must be parked in the Owner's driveway. If driveway length permits, a Guest may park behind the vehicle in the driveway providing no portion of the vehicle extends beyond the curb into the street, over the sidewalk, or on the grass or it will be subject to fines.
4. Courtyard Residences: There shall not be more than two (2) vehicles associated with each courtyard residence. Each Courtyard Residence has two (2) designated parking spaces, both in

the garage of the individual Courtyard Residence. Two (2) vehicles must be parked in the garage before any vehicles may be parked in front of the garage. The two parking stalls in the courtyard are private property and each Owner of such property shall have the right to allow Residents or Guests to park in these stalls as needed. At no time shall a vehicle be parked in a manner that impedes other Residents from entering or exiting the courtyard area or garages. (i.e. parking behind vehicles parked in the two parking stalls, extending into the middle of the courtyard, etc.)

5. All Residents must display the blue & yellow parking decals in the front windshield on the driver's side of their vehicle. Please contact First Coast Association Management to obtain a Resident decal. In order to receive a Resident parking decal, each Resident shall provide the Association or its management company with proof of residency (deed, lease agreement, etc.) and vehicle make, model, color, and tag number.
6. All Guests must display a blue guest parking pass hung on the rear view mirror of the vehicle ensuring the pass number is visible outside the vehicle. The Resident is responsible for ensuring that Guests comply with all rules and regulations. Each home is provided with one guest pass, sharing of guest passes between homes is not permitted. Sharing of guest passes could result in fines applied to the home associated with the guest pass being shared.
7. A Guest is allowed to park his or her vehicle in a guest parking spot no more than ten (10) days during a calendar month. After the 10th day, the vehicle will be cited and is then subject to towing. Any vehicle parked in guest parking without displaying the guest parking pass will be subject to towing. If there is a special situation in which a Resident's Guest will be parked more than ten (10) days in a calendar month, the Resident must contact First Coast Association Management to seek prior approval from the Board. The Board shall have the authority to approve or deny, in its discretion, special requests for Guest parking for more than ten (10) days in a calendar month. With approved long-term passes exceeding ten (10) days in a calendar month, Guests will be required to park in over flow spaces across from the swimming pool while displaying the guest parking pass.
8. Garages shall be used only to park vehicles and provide storage. No garage shall at any time be used as a Residence or converted to become part of the Residence.
9. Any vehicle parked in the street, on the grass, blocking a sidewalk, or in handicapped spaces without valid handicap identification is subject to towing and fines.
10. **Residents shall not be permitted to park in guest parking spots at any time. Vehicles in violation of this restriction shall be subject to towing and fines.**
11. All vehicles in public view on the property must be operational, bear a current license plate, and current registration.
12. Commercial or government vehicles displaying signage or lettering or equipment affixed to it or used in a trade or business, cannot park overnight in the community. They are subject to towing and fines. Marked law enforcement vehicles are exempt by State law. Any special situations must be cleared through First Coast Association Management, in advance.

13. Jet skis, water craft, boat or utility trailers, campers or recreational vehicles (including ATV's) parked on the Property overnight will be subject to towing and fining. Unlicensed off-road vehicles (Motorcycles/ ATV's, etc.) are not to be driven within the community at any time.
14. The speed limit is twenty (20) miles per hour at all times.
15. An Owner is jointly and severally liable with a violating tenant or Guest for any fines imposed as a result of a violation of these rules by any tenant or Guest. For violations of these rules, the Association may levy fines of up to One Hundred Dollars (\$100.00) per incident, up to a total maximum fine of Five Thousand Dollars (\$5,000.00), subject to the ultimate approval of the Covenant Committee.
16. If your vehicle has been towed, contact ASAP Towing at (904) 771-7111, 5505 Shad Rd.

IN WITNESS WHEREOF, the duly authorized officers of the undersigned Association have executed and attest to this Resolution this 12th day of January, 2021.

WITNESSES

Aly Billings
Signature of Witness 1
Aly Billings
Printed

Lindsey Morgan
Signature of Witness 2
Lindsey Morgan
Printed

STONEFIELD AT BARTRAM PARK HOMEOWNERS ASSOCIATION, INC.

Leo Rizzo
Its: President
Leo Rizzo
Printed

Arden Joseph
Its: Secretary
ARDEN JOSEPH
Printed

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 12th day of January, 2021 as President and Secretary of Stonefield at Bartram Park Homeowners Association, Inc., respectively, who is personally known to me or [] who has produced FL Drivers License as identification.

Nancy E. McKenzie
Notary Public, State of Florida
At Large

