

APPLICATION/AGREEMENT TO PARK A VEHICLE IN THE COMMERCIAL LOT (R.2022)

1. The vehicle, registration and insurance must be in the name of the owner or tenant residing at Gateway Estates.

Name of Vehicle Owner: _____ Unit No.: _____

Telephone No.: _____

Name and telephone number of unit owner if not same as above:

2. Vehicle Make: _____ Model: _____ Year: _____

Color: _____ Tag No.: _____

Business Name: _____

Type of Business: _____

3. *I agree to the terms and conditions of the attached commercial vehicle rule and am aware that Gateway Estates Park Condo Association accepts no liability for theft or damage to vehicles parked on their property. The owner or driver, by parking on our property, accepts all liability, including damages to Association property. If the owner or driver of the vehicle is a tenant, the owner of the unit where the tenant resides accepts all liability as stated above. The vehicle driver agrees to display the attached permit on the dashboard of the vehicle when it's parked in the lot. Any vehicle parked in the lot without a permit will be towed without notice.*

Signature of Owner/Driver: _____ **Date:** _____

Signature of Unit Owner _____ **Date:** _____

Processed By: _____ (Gateway Office Staff)

Association office checklist:

___ copy of driver's license

___ copy of registration

___ copy of insurance

___ signed agreement

GATEWAY Parking Permit Decal issued # _____

GATEWAY ESTATES PARK CONDO ASSOCIATION
35250 SW 177 Court, Suite 223
Homestead, FL 33034
Tel: 305-247-8500
E-mail: gatewayestatesoffice@yahoo.com

COMMERCIAL VEHICLE PARKING PERMIT

**THIS PERMIT MUST BE DISPLAYED ON THE DASHBOARD WHEN THE VEHICLE IS PARKED IN THE LOT.
VEHICLES THAT DO NOT DISPLAY THIS PERMIT MAY BE IMMEDIATELY TOWED WITHOUT NOTICE.**

Vehicle make: _____
Model: _____
Color: _____
Name of owner/driver: _____
Unit no.: _____
Telephone: _____

**COMMERCIAL VEHICLE RULES AND REGULATIONS REGARDING PARKING IN GATEWAY
ESTATES PARK CONDOMINIUM ASSOCIATION PROPERTIES 3.14.2018**

Florida Statutes define a commercial vehicle as a vehicle that is owned or used by a business, corporation, partnership or sole proprietorship or any other entity conducting business for a commercial purpose. A “commercial purpose” is defined to mean “for the purpose of economic gain.”

1. Gateway Estates Park Condominium Association Community Rules and Regulations, effective May 15, 2015, specifically state, “No Commercial Vehicles or equipment are permitted to be parked within the community.”
2. Gateway Estates Park Condominium Association allows certain commercial vehicles to be parked at the individual home site if they meet the requirements as listed in the Rules and Regulations of all parked vehicles allowed to park there: “Automobiles, standard pick-up trucks and vans”, with the exception of vehicles owned and/or leased by government entities, driven by essential personnel currently residing in Gateway Estates, and not used for "commercial purposes". Any pick-up truck, other than standard pick-ups (non-altered), i.e., flatbeds, tow trucks, dump trucks, box trucks, etc. are not allowed to be parked within the community.
3. Any commercial vehicle not being parked at the resident’s home may be parked in the paved parking area south of the clubhouse, closest to the lake, if the vehicle is registered with the office beforehand and displaying a commercial sticker issued by Gateway Estates Park Condominium Association. Vehicles must be parked within the marked spaces. All vehicles to be parked in the parking lot must be able to provide proof of business and vehicle ownership and an insurance policy of that vehicle. Gateway Estates Park Condominium Association accepts no liability for theft or damage to vehicles parked on our property. The owner or driver, by parking on our property, accepts all liability of said vehicle while parked there. Vehicles parked in the commercial lot not meeting the above requirements will be towed.
4. Commercial vehicles carrying any type of combustible fluids may not park in the commercial lot.
5. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into and out of the lot.

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6. No unsightly commercial vehicles may be parked at a resident's home or in the commercial lot. Vehicles may not have visible body rust or missing or excessive damaged body parts.
7. Except for minor emergency repairs, the repairing of vehicles, including the painting thereof, is not permitted at any time on the parking lot. Resident's that have vehicles that leak oil or other fluids will be asked to immediately remove the vehicle from the community and the vehicle owner, or unit owner, will be responsible for cleaning the area back to its original state of cleanliness.
8. Absolutely no vehicles, commercial or otherwise, not owned or operated by an owner or registered tenant of Gateway Estates Park Condominium Association, are allowed to be parked in the parking lots overnight. Under no circumstances shall vehicles be parked at the entrance driveway for a period exceeding two (2) hours. Any vehicle exceeding that time period will be towed.
9. Small towed commercial trailers that fit in the driveway and do not extend beyond the front of the house, may be parked at a resident's home on concrete or asphalt only, instead of being parked with the commercial vehicles in our parking lot, if such apparatus is in good working order and approved by the Board of Gateway Estates Park Condominium Association. Any towed trailers parked in the commercial lot must be disconnected from the vehicle towing it and must fit within the lines of a parking space and not extend beyond that space in length or width.

Approved at board meeting on 3-14-18