

WINDING LAKES AT WELLEBY PHASE I

Winding Lakes at Welleby Phase I
c/o J&L Property Management, Inc.
10191 W. Sample Road, Suite 203
Coral Springs, FL 33065

Effective **October 1st, 2020**, Security Watch Group (SWG) will begin providing security parking enforcement services within the community. Please read below for additional information.

Guest Parking Spaces Specific Guidelines:

- All vehicles must be registered at **windinglakeswelleby.parkingattendant.com**
- All vehicles must be registered while parked in any guest parking spots
- Limited to a total of 50 hours per month per residents' home.

For more details and specific guidelines and violations, please see below:

Instance	Penalty
Boats/RV/Vessels/Trailers/Portable on demand storage (PODS) on property	Immediate Boot, Then Tow
Commercial Vehicles in Common Areas/Guest Parking after 10pm to 6am	Two Warnings, Then Boot, Then Tow
Parked on Grass	Two Warnings, Then Boot, Then Tow
Parked on Street	Two Warnings, Then Boot, Then Tow
Parked on Common Area Swale	Two Warnings, Then Boot, Then Tow
Vehicles out of Service or Inoperable in common areas (Examples: missing a tire, having a flat tire, having extensive visible damage from an accident, abandoned, etc.)	Two Warnings, Then Boot, Then Tow
Double Parked Vehicles	Two Warnings, Then Boot, Then Tow
Vehicles for Sale Signs in Common Areas/Guest Parking	Two Warnings, Then Boot, Then Tow
Expired Tag or No Tag Displayed in Common Areas or Guest Parking	Two Warnings, Then Boot, Then Tow
Sign Posted Areas (Examples: Handicap, Fire Lanes, etc.)	Two Warnings, Then Boot, Then Tow
Parked on Sidewalk	Two Warnings, Then Boot, Then Tow
No Reverse Parking	Two Warnings, Then Boot, Then Tow
Parked without valid resident decal	Two Warnings, Then Boot, Then Tow
Decal in wrong location (decal should be placed on rear driver side outside window)	Two Warnings, Then Boot, Then Tow
Not Registered with Virtual Parking Attendant in guest parking spots	Two Warnings, Then Boot, Then Tow

Residents be advised that:

1. All tows will be at the owner's expense.
2. Any damages incurred to the association's common areas, including grass, and swales, will be repaired or replaced at the homeowner's expense.
3. At no time shall the sidewalk be blocked and must always be accessible for pedestrians.
4. All parking violations may be subject to a violation notice and/or fines from the association.

If you replace your vehicle or you need a new decal, you must call our office (954) 753-7966 and speak to either Bonnie or Veronica. You will be asked to fill out a form, we will register the vehicle online and confirm with you when the decal is ready to be picked up. The decals are \$15.00, and its money order or cashiers check ONLY. It must be made payable to J&L Property Management, Inc.