

WINDING LAKE (II) TWO AT WELLEBY CONDOMINIUM ASSOC., INC.

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

PARKING INFORMATION

Every vehicle parked within Winding Lake (II) Two at Welleby Condominium Assoc., Inc. must have a parking decal or be registered as a Guest. Otherwise, the vehicle is subject to being towed. There is a limit of 25 hours in any 7-day period for Guests. They should only register their vehicles between the hours of 10:00 PM – 7:00 AM. An individual code is given to each unit to register their Guest. If you do not have a code, email Ashley@jlpropertymgmt.com with your property address.

TENANTS: Be reminded that decals are issued based off the expiration date on your lease. Both the lease and decal should be renewed prior to the expiration date unless the tenant moves out to avoid any issues. It is the tenant's responsibility to email our office a copy of the lease renewal and request the decal to be extended until the new expiration date.

****EACH NEW DECAL IS \$15.00 PAID WITH MONEY ORDER OR CASHIER CHECK****

REQUESTING A NEW DECAL: You must email Ashley and include your property address, the best contact number, a copy of the vehicle registration (cannot be expired) and if applicable, the make/model/color/tag of the vehicle that is being replaced.

INSTRUCTIONS:

- Each new decal is **\$15.00 (ONLY)** money order made payable to J&L Property Management. Our office hours are Monday – Thursday from 9:00 AM – 4:00 PM and Friday from 9:00 AM – 3:00 P.M. **Personal checks, credit cards, and cash are not accepted.**
- To renew a decal or obtain a new one, email Ashley@jlpropertymgmt.com with the information requested above.
 - Or call (954) 753-7966 at Ext. 115
- Ashley will register the vehicle and will confirm that your vehicle has been registered. She will then confirm that the decal is ready to be picked up at our office.
- If you do not pick up or request a new decal for the new lease and your vehicle is towed, we will **NOT** be held responsible.
- If you get a new vehicle on a Friday, please register it as a **GUEST** for the weekend and contact our office the following business day to prepare the decal. An individual code is given to each unit to register their Guest.
- Decals must be placed on the back windshield, drivers' side. Decals must be placed on the car immediately after it's picked up.
- Decals cannot be transferred from one vehicle to another without contacting Management first. We must make sure our records are updated so please contact us if you have a new vehicle, change the license plate number, etc.

**PLEASE TURN THE PAGE OVER FOR SPECIFIC GUIDELINES AND
PARKING RULES & VIOLATIONS**

Guest Parking Spaces Specific Guidelines:

- All guest vehicles must be registered at windinglakes2.parkingattendant.com
- All guest vehicles must be registered while parked in any guest spot or in resident's assigned parking spot **and cannot park in reverse at anytime**
- Limited to a total of **25 hours** in any 7-day period per vehicle (must be registered from 10pm-7am)
- Resident must provide unit passcode to guest in order to register their vehicle (the unit passcode will be issued on the day of the decal distribution)
- All vehicles must be registered with the virtual parking attendant and must be registered from 10pm to 7am if parked in guest parking area.
- Only utilize guest parking spots that belong to Winding Lakes Phase 2 (**YELLOW Buildings**)

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.
5. All vehicles are subject to **IMMEDIATE TOW**.

Instance	Penalty
Boats/RV/Vessels/Trailers/Portable on demand storage (PODS) on property	One Warning, Then Tow
Commercial vehicles or any vehicles with any commercial tools that can be seen from outside and/or commercial writing parked on the property overnight will be booted/towed. (Commercial vehicles include cargo vans, vehicles with more than two axels and bearing no more than four tires). Dually trucks are prohibited	One Warning, Then Tow
Parked on Sidewalk	One Warning, Then Tow
Parked on Grass	One Warning, Then Tow
Parked on Street	One Warning, Then Tow
Parked on Swale	One Warning, Then Tow
Double Parked Vehicles	One Warning, Then Tow
No Vehicles with For Sale Signs	One Warning, Then Tow
Vehicles out of Service or Inoperable (Examples: missing a tire, having a flat tire, having extensive visible damage from an accident, abandoned, etc.) No motor vehicle shall be placed upon blocks, jacks, or similar device	Two Warnings, Then Tow
Blocking Parking Space or Vehicle from entering/exiting parking spot. <i>Example: Parking behind another vehicle not allowing them to enter or exit a parking space</i>	Immediate Tow
Blocking Dumpster Storage Area	Immediate Tow
Expired License Plate / No License Plate Displayed	Two Warnings, Then Tow
Vehicle Parked in Reverse, No Backing in allowed	One Warning Then Tow
Sign Posted Areas (Examples: Handicap, Fire Lanes, Mail Parking)	One Warning Then Tow
Parked in Resident's assigned spot without decal or Guest not registered in guest parking system	Two Warnings, Then Tow
Parked in Visitor Parking without Registering with Virtual Parking Attendant	Two Warnings, Then Tow

Updated Parking Information MARCH 2025

SALS TOWING – 954-564-8488