Hillcrest No4 Condominium Association Inc

1000 Hillcrest Ct. Hollywood, Fl 33021

Final parking disposition. Effective November 1, 2023

To all community Members,

Please be advised that after due consideration by the Board of Directors, the following rules will be enforced regarding illegally parked, or unauthorized use of visitor/resident parking rules.

Cars that park in visitor parking spots by visitors going to other buildings will be towed.

Residents are not allowed to park in visitor parking spots. First offense will lead to a sticker placed on the window of violating cars. Second offense will be ticketed and a $10.00 fine will be assessed, that must be paid by separate check at the time of the next monthly maintenance payment being due. A third violation regardless of amount of time expired between first or second violation will receive a $25.00 fine that must be paid by separate check at the time of the next monthly maintenance payment being due.

NOTE: ANY PARKING VIOLATIONS THAT OCCUR AFTER THE 3RD OFFENSE WILL LEAD TO THE UNIT OWNERS CAR BEING TOWED, and owner will need to pay any fees associated with towing costs. All license plate numbers will be provided to our contracted towing service and they will tow any resident cars that have parked illegally in a visitor parking spot, after the 3rd offense ticket being issued/assessed. Please be advised that: AT NO TIME WILL THEIR BE ANY COMMUNITY OR BOARD MEMBER INVOLVEMENT IN CALLING FOR THE TOWING SERVICE, AND NO BOARD MEMBER WILL EVER CALL FOR A CAR TO BE TOWED. THE TOWING SERVICE WILL PATROL THE LOT AND ANY CAR THAT HAS ALREADY REACHED THE VIOLATION LIMIT, WILL BE TOWED. This applies only to resident cars that are in violation of the rules.

Every resident upon moving into our building has been verbally informed of the parking rules and received a copy of The Declaration of Condominium upon the purchase of a unit. In The Declaration of Condominium it is stated:

**“13.7: Prohibited Vehicles. No trailers, camber type vehicles, commercial vehicles, recreational vehicles or motor driven cycles shall be parked in any parking space except with the written consent of the Board of Directors of the Association, except such temporary parking spaces specifically provided for that purpose as may be necessary to effectuate deliveries to the condominium, the Association, Unit Owners, or residents. (2) Article 10 of the Rules and Regulations was amended to read: 10. PARKING. (1) Every residential unit is allowed the use of one (1) assigned parking space. (2) Residents are not allowed to park any personal vehicles in the Designated Visitor Parking spots. - Violation of this rule of parking in a prohibited or visitor parking area may result in fines. - First offense: Warning. Second Offense: $10.00. Third Offense: $25.00. Fines may escalate after third (3) offense. (3) Any unit owner with a second (2) car may have an agreement with another condo unit owner to park their second car in that condo unit owner’s designated parking space. - Agreement must be in writing and submitted to the Board of Directors of Hillcrest No. 4 Condominium Association, Inc. for approval. - It is NOT the responsibility of the Board of Directors to in any way intercede, locate, contact or otherwise help residents to locate another condo unit owner who might be willing to lease/rent or otherwise allocate their parking space to any other resident. - (4) Vehicle must NOT be backed into a parking space. All vehicles must be parked front-end in at all times. (5) No parking of vehicles that are disabled, unable to move or drive. (6) No trailers, commercial vehicles, recreational vehicles, or motor driven cycles are allowed to park in the resident parking area. (7) No parking of vehicles unregistered or with expired license plates. (8) Guest parking spaces are provided and clearly designated. (9) Parking is prohibited upon any grassy areas. (10) If a vehicle is left unattended for more than two (2) consecutive days, arrangements must be made for someone to move the vehicle in case of emergency or when surfacing or striping is scheduled. These changes are filed to amend the Declaration of Condominium previously recorded.”**

Please note: Any fees charged for using another resident’s parking spot MUST be paid to the Hillcrest No4 Condominium Association Inc as parking spots are owned by the building and not the resident.

Please note: If you have a second car, it is advised that you find alternate parking options other than attempting to use the parking lot. Hillcrest No4 Condominium Association Inc is not responsible for any tickets/parking violation or citations issued by any agency for parking in any area that is deemed illegal, including parking in the grassy areas or swale outside of our parking lot. Cars parked in grassy area of our building property will be towed without exception. (Any area inside (west of) the sidewalk on east side of building) Additionally, cars parked outside of designated parking spots, or in designated/painted no parking areas will be towed. Any cars deemed to be offered for sale or as a part of any commercial venture or “stored” overnight will be towed, as will any cars rotated in and out of parking lot on a regular basis.

All residents must have a Hillcrest parking sticker on the back windshield of their registered owner vehicle. One sticker per register owner/resident. Please make sure you have this sticker. Overnight guests must display the buildings visitor parking placard WITH THE UNIT NUMBER BEING VISITED LISTED ON THE PLACARD, on their dashboards. Please assure that you have these placards for your visitors. Both are available through the Board of Directors. Overnight guests without the placards risk being towed. Please be advised that at no time will the Board of Directors intercede for any owner of any car that is towed. Follow the rules as set forth, and there will be no issues.

While these rules have always been in effect, please realize that vigorous enforcement of current and existing rules will begin on November 1, 2023. Any threats and/or retribution against Board members or residents will automatically be referred to the Hollywood Police department for prosecution.

Board of Directors