

## **Gulf Harbor Marina Condominium Association Parking Rules**

Designated blacktop parking area abutting the condominium property shall be used only by authorized users displaying a proper Gulf Harbor Marina Condominium Parking Permit, hanging from the rearview mirror or placed on the dashboard of the vehicle in a visible location.

Owners, Guests or Invitees without a proper permit may park in the dirt parking lot east of the marina.

### **Parking Permits:**

- Each Owner receives two (2) parking permits.
- Each Dry Slip Tenant receives one (1) parking permit when Management Agreement or Tenant Agreement is signed.
- Each of the Commercial Tenants at the Marina have received parking permits. The Dockside Store has received one parking permit, Gulf Harbor Marina Service LLC has received 8 parking permits. They each have their own plan for management of their employees and Invitees.

The Gulf Harbor Marina Office Administrator will manage parking permit distribution, monitoring the parking permit inventory as part of their job responsibility. This includes distribution and return of parking permits as owners/tenants end their association (ownership or lease) with the marina.

Currently, Upmans Towing is the vendor that the Marina uses to remove vehicles that are in violation of parking rules. While the towing vendor may change from time to time, any towing company used by the Marina will need to comply with Florida Regulation 715.07.

Extended parking is not allowed beyond typical vessel and marina use.

Marina Staff will help ensure adequate posting of signage to meet Florida Statute and in coordination with the towing company vendor. Marina Manager and Office Administrator shall work with the towing company to track metrics attributed to known violations/towing. Marina Manager and Office Administrator should be primary in the ongoing assessment and oversight as part of their regular activities.

This rule document was last updated on February 20, 2024 following a significant communication outreach during Fall of 2023 by the Marina and Parking Committee on the latest updates to parking rules and enforcement. This current rule document will be made available to all new owners renters and to commercial tenants. Further, this rule document may be accessible online via the Gulf Harbor Marina website.