



**CORONADO AT DORAL MASTER ASSOCIATION, INC.**

Revised December 2023

**CONDOMINIUM ASSOCIATION RULES AND REGULATIONS – PARKING POLICY**

The following Parking and Towing Guidelines are established by the Condominium Association and are applicable to all owners, residents, tenants, guests, and invitees within the community. Every vehicle, whether stationary or parked within the jurisdiction of the HOA, must adhere to the state laws of Florida, the ordinances of Miami-Dade County, and the specific rules outlined in these guidelines. Owners and residents bear responsibility for ensuring their tenants, guests, and invitees comply with these regulations. Vehicles found in contravention of state, county, and community regulations are subject to enforcement actions, including towing and ticketing. The Board reserves the right to implement these rules in harmony with any other policies and enforcement measures it adopts. This may encompass, but is not limited to, the imposition of fines or the authorization to tow non-compliant vehicles. All enforcement actions taken by the Board are cumulative and non-exclusive, allowing for the application of any measure at any time and in any sequence, independent of other remedies. These rules are to be strictly observed in all parking areas governed by the Condominium Association.

1. **Designated Parking Area Usage:** Parking areas within the Coronado at Doral are exclusively reserved for non-commercial vehicles possessing a valid registration and displaying a Coronado at Doral parking decal. Decals must be affixed on the driver's side of the rear windshield, or on the lower portion of the front windshield for vehicles predominantly parked in reverse. Vehicles must not be parked in reverse unless a Coronado decal is affixed on the front windshield and is clearly visible from the street.
2. **Parking Space Assignment and Decal Entitlement:** Pursuant to the Association's Declaration of Master Association Covenants, Easements, and Restrictions for Coronado at Doral, each Unit (hereinafter referred to as "Unit") is allocated a minimum of one (1) parking space, which is appurtenant to the Unit. Without explicit written authorization from the Board of Directors, each Unit is limited to two (2) residential parking decals. The allocation of the second parking space is subject to availability on a first-come, first-serve basis. Residents must prioritize their assigned parking space(s) before utilizing guest parking for additional vehicles. All resident vehicles must continuously display a residential parking decal.

3. **Visitor Parking Restrictions:** Visitor parking spaces are designated solely for non-residents and guests. These spaces are non-exclusive and are available on a first-come, first-serve basis.
4. **Decal Issuance Requirements:** Residents requesting a parking decal must present the vehicle registration and a driver's license for each vehicle. They must also complete a Board-approved registration form and submit it along with any other required documents to the Association's Property Manager. The vehicle registration and driver's license must list the Unit's address. Residents without a matching driver's license or vehicle registration must provide a copy of the Unit's warranty deed. Tenants must provide either a letter of authorization from the Unit Owner or a fully executed lease agreement indicating their eligibility for decal issuance.
5. **Decal Installation Appointment:** Once the Property Manager approves the required documentation (including the driver's license, vehicle registration, and decal request form), the resident must schedule an appointment with the Property Manager for the decal(s) to be installed by an employee of the property management company.
6. **Guest Parking and Usage:** Each unit is entitled to two (2) guest parking spots. Guests are allowed a cumulative total of 24 hours of parking per week, from Monday through Sunday. Residents expecting more than two (2) guest vehicles at a time must arrange with the Property Manager in advance. Additionally, all guests must register their vehicles using the Condominium Association Parking application. Please note that guest parking areas are monitored and enforced nightly by a private patrol service. Exceeding the 24-hour weekly limit may lead to towing the vehicle at the owner's expense.
7. **Towing Policy:** Vehicles parked on Association property without a resident decal or not registered through the designated parking app are subject to towing at the vehicle owner's expense. Guest vehicles parked for more than three (3) consecutive weekend overnights may also be towed.
8. **Parking in Approved Areas:** Vehicles must be parked in designated parking areas. Unauthorized parking, regardless of decal or guest registration status, may result in towing at the owner's expense.
9. **Commercial Vehicle Restrictions:** Commercial vehicles are prohibited within the community unless they are providing services or repairs at a resident's unit.
10. **Inoperable Vehicle Policy:** Vehicles deemed inoperable (e.g., with flat tires, non-functioning engines, or missing/broken windows) cannot remain on the property for more than 24 hours.
11. **Restrictions on Vehicle Repairs:** Except for minor emergency repairs, vehicle repairing, including painting, is prohibited on the Common Elements. The intentional draining of any motor vehicle fluids is also prohibited.

12. **Requirement for Current Registration:** All vehicles on the Condominium Property must have current registration tags and plates.
13. **Prohibition of Visible Signage on Vehicles:** Displaying signs, advertisements, or notices in or upon automobiles, visible from the Common Elements or any public way, is prohibited.
14. **Treatment of Unidentified or Abandoned Vehicles:** Vehicles with unidentifiable or unlocatable owners are considered abandoned. This will result in vehicle towing at the owner's expense.
15. **Prohibited Parking Practices:** Vehicles must not obstruct ingress or egress, park in fire lanes, on sidewalks, in grassy areas, near fire hydrants, or in front of dumpsters. Parking in "Tow Away Zone" or "No Parking" areas is strictly forbidden.
16. **Motorcycle Parking Regulations:** All motorcycles, including but not limited to mopeds and scooters of dimensions not exceeding 5 feet in width and 8.5 feet in length, or any two or three-wheeled motor vehicles capable of operating at velocities exceeding 50 miles per hour, shall be exclusively parked in designated parking areas. It is unequivocally prohibited for such vehicles to impede ingress or egress, to be stationed within fire lanes, upon sidewalks or landscaped areas, proximate to fire hydrants, adjacent to waste disposal units, or within areas demarcated as "Tow Away Zone" or "No Parking". Also, the housing of motorcycles within building structures or residential units is expressly forbidden.
17. **Disabled Parking Regulations:** Vehicles in spaces designated for individuals with disabilities must display a valid disabled parking permit. In addition, residents with disabilities are required to display a Condominium Association parking decal and register their vehicle through the Condominium Association Parking application. Guests with disabilities must follow the same registration process. Handicapped parking spaces are allocated based on availability on a first-come, first-serve basis.

## **PARKING OUTSIDE COMMUNITY PERIMETER**

1. **Prohibition of Parking Along Community Median:** Parking outside the community's perimeter, particularly along the median, is strictly prohibited. Vehicles found parked in these areas are subject to immediate towing or ticketing at the owner's risk and expense. This measure is implemented to ensure unobstructed traffic flow and to maintain the aesthetic integrity of the community surroundings.

## **VIOLATIONS & TOWING**

### **Enforcement of Parking Restrictions:**

1. **Initial Violation and Towing Procedure:** Specific parking violations, including but not limited to vehicles left inoperable on property for more than 24 hours, vehicles being repaired on the property, improperly parked vehicles, vehicles parked in assigned or reserved spaces without authorization, unregistered vehicles, and improperly parked

vehicles belonging to residents, guests, servants, invitees, contractors, and employees, will receive one (1) Notice of Violation. The Association will retain a copy of this Notice in its records. If the vehicle is not moved or the violation is repeated within 24 hours, the vehicle will be subject to immediate towing without further notice. Immediate towing may also occur for vehicles parked in fire lanes, obstructing traffic, or incorrectly parked in assigned or reserved spaces.

2. **Subsequent Violations:** Continued parking violations, or violations not requiring prior notice, will be handled in accordance with Section 715.07 of the Florida Statutes regarding the towing of vehicles parked on private property.
3. **Association Liability:** The Association is not liable for any claims of trespass, conversion, or other legal claims arising from the towing of vehicles. The posting of a Notice of Violation shall be deemed proper, and neither its removal nor failure of the vehicle owner to receive it shall be grounds for relief. An affidavit by the person posting the notice affirming proper posting shall be considered conclusive evidence.

## **PROHIBITED VEHICLES**

1. **List of Prohibited Vehicles:** This includes inoperative vehicles, unlicensed vehicles (such as motorized bicycles, all-terrain vehicles, minibikes, motorized scooters, pocket bikes, go-carts, mopeds, or dune buggies), vehicles that are not street-legal, oversized vehicles (defined as any vehicle that extends beyond the length of the parking space, exceeds 85% of the parking spaces' width, or extends over the sidewalk), vehicles undergoing repairs or maintenance for an extended period (beyond 48 hours), vehicles leaking hazardous substances, and recreational vehicles (including travel trailers, detached cab pick-up campers, motorized dwellings, tent trailers, boats, boat trailers, houseboats, car trailers, motorcycle trailers, and similar vehicles).

## **ASSOCIATION LIABILITY**

1. **Disclaimer of Responsibility:** The Association is not responsible for any damage to, or theft from, vehicles parked, operated, or towed from Association property. All costs related to towing and impoundment are the sole responsibility of the vehicle's owner.

## **OWNER OR RENTER LIABILITY**

1. **Liability for Damages:** Owners or Renters are financially liable for any damages to common elements caused by their vehicle's use, repair, or maintenance, or because of negligence by the owner, their family, tenants, guests, or agents.
2. **Compliance with Traffic Regulations:** All property owners, residents, and guests (hereinafter called "the Community Members") are mandated to comply with all traffic

regulations displayed within the community premises. This compliance includes, but is not limited to, adherence to speed limits and other vehicular conduct guidelines as posted.

3. **Association's Rights & Responsibilities:** The Association shall have the authority to enact, amend, and enforce rules and regulations pertaining to the operation and parking of vehicles within the Community premises. The Association reserves the exclusive right to enforce all rules governing the use of any vehicle within the Community. This includes, but is not limited to, the implementation of vehicle towing at the expense of the responsible Parties. The Association retains the discretion to review, modify, or implement any rules or regulations as deemed necessary.
4. **Acceptance of Parking Rules and Regulations:** By choosing to utilize the parking facilities within this community, you are hereby acknowledging and consenting to abide by all parking rules and regulations as established by the community's governing body. This agreement is implicit upon the act of parking within the community's designated parking areas. All individuals, whether residents or guests, must familiarize themselves with and adhere to these rules and regulations, which are in place to ensure the fair and efficient use of parking resources. Non-compliance with these rules may result in enforcement actions, including fines, towing of vehicles, or other penalties as stipulated in the community's guidelines.

#### **TOWING ACTIONS**

INSTANCE	ACTION
Boats/RV/Vessels/Trailers	One Warning Then Tow
Commercial Vehicles in Common Areas/Guest Parking with visible logos and advertisement (vehicle can only be as big as a normal pickup truck or van) from 10pm to 6am	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
Blocking Parking Space or Vehicle from entering/exiting parking spot	Immediate Tow
Blocking Dumpster Storage Area	Immediate Tow
Expired Tag / No Tag Displayed	One Warning Then Tow
Vehicle Parked in Reverse (Unless community decal is visible from the street)	One Warning Then Tow
Sign Posted Areas (Examples: Handicap, Fire Lanes, Mail Parking)	One Warning Then Tow
Decal in wrong location (decal should be placed on driver side outside Front or Rear Window)	One Warning Then Tow
Parked in Resident's assigned spot without decal or Guest not registered in guest parking system	One Warning Then Tow
Parked in Visitor Parking without Registering through App	One Warning Then Tow
Visitor parked in Resident's Spots	One Warning Then Tow

No authorized vehicle parked in Resident's Spots without resident's authorization	Immediate Tow
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