

Center Court Condominiums

OWNERS ASSOCIATION, INC. Rules and Regulations

Parking Permits –

Requirements -

- Each Unit Owner and/or Resident **MUST** register via **ePermit** www.PermitRegistration.com.
- Each Individual **MUST** have their own account, and cannot register vehicles which they do not own or primarily operate.
- Unit Owners **MUST** be Current on their Association Dues.

Registrations, Updates, Replacements, or Substitutions -

- Each Owner/Resident **MUST** register each vehicle their own or operate on Center Court Property for an **ePermit**. Once Registered the vehicle's License Plate will be your permit.
- Residents may register vehicles exceeding their allotted parking privileges however registration of more vehicles than allotted for parking privileges is **ONLY** for convenience to allow substitution without last minute registrations/changes; it **DOES NOT** increase parking privileges. Anyone found exceeding allotted privileges, will be in Violation, and subject to Fines, Fees, Immobilization and/or Impoundment.
- In the event **ANY** of the information provided to **ePermit** on www.PermitRegistration.com should change (**ESPECIALLY the License Plate**) it **MUST** be updated **BEFORE** a vehicle is parked and left unattended on premises.
- Registrations may be made once you enter the property, however **MUST** be completed **BEFORE** the vehicle is left unattended on premises.
- Any of the above may be completed at anytime simply by visiting ePermit at www.PermitRegistration.com.
- All information required by **ePermit** on www.PermitRegistration.com must be provided and be true and correct.
It is registrant's responsibility to ensure that all information provided correct and accurate; or registration will be Invalid and vehicle(s) will be subject to all enforcement, including Fines, Fees, Immobilization and/or Impoundment.

Parking Space Usage and Occupancy -

Resident Parking -

- All Parking above the gates is designated for **Resident Vehicles Registered in the ePermit System on www.PermitRegistration.com ONLY.**
- Spaces with numbers are **ASSIGNED** Parking. Each unit has 1 (one) assigned parking space and are **ONLY** permitted to be used by that designated unit, use by any other vehicle other than one Registered to that specific unit is **STRICTLY PROHIBITED. Violators are subject to Fines, Fees, Immobilization and/or Impoundment.**
- Units, which qualify, as defined below, may park, additional **Registered** vehicles in the **Unnumbered** Resident Parking area, herein described above, as above the gates.
- 2 or 3 Bedroom/Bath Residential Units, may park a **2nd, Registered Vehicle, 2 (two) Total, Registered** Vehicles, on the premises, in the Resident Parking, above the gates.

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Commercial/Retail Parking -

- **All Commercial/Retail Parking** is for Center Court Retail Customers WHILE on Premises ONLY. **Violators will be subject to Fines, Fees, Immobilization and/or Impoundment.**
- **ePermit Registered Resident Vehicles** may park in Commercial/Retail Use Parking (BELOW the Gates) for **NO LONGER than 15 minutes** at any time. **Violators will be subject to Fines, Fees, Immobilization and/or Impoundment.**

Guest Parking -

- There is **NO Guest/Visitor Parking** on Center Court Property.

Handicapped Parking -

- Parking spaces posted **Handicapped** Parking requires a **Valid**, State/Government Issued Permit.
- Permit **MUST** be displayed and completely visible at all times vehicle occupies the Handicapped Parking space.
- Must Conform to ALL CCC Parking Regulations.

Occupancy -

- Regular vehicles, currently licensed for use upon Public roadways, **EXCLUDING** trailers, campers, recreational vehicles, boats, vans and other large vehicles.
- All vehicles shall be parked wholly, within, parking space lines. Occupying more than one space or **Double Parking is STRICTLY PROHIBITED.**
- No junk or derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept upon any of the Common Elements.

Parking Violations -

- Any vehicle found in violation of **ANY** of the above regulations will be subject, but not limited to, fines, fees, immobilization and/or impoundment, and **WILL Require Full Payment PRIOR to Release, Regardless of Owner/Residency Status.**
- Immobilization is the preferred form of enforcement as it is less costly and less inconvenient than towing; however there is no Obligation to immobilize, and violators are subject to being towing at anytime with or without Notice .
- **Times is of the essence.** If you have a vehicle that has been immobilized or towed contact **PREMIER SECURITY, LLC** at **859-514-5982 As Soon As Possible**, for information on redeeming vehicle **and preventing additional fees.**

Reckless Driving -

- Operating **any vehicle, motorized or non** (including bicycles and scooters) on Center Court Premises in an unsafe manner, including but not limited to excessive speed, impaired, erratic, striking the garage or safety markers/cones or any, otherwise, unsafe behavior. **Violators will be subject to Fines, Fees, Immobilization and/or Impoundment.**

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Moving -

- All moving **MUST** be Scheduled with on site Management or Security, with a Minimum of 48 Hrs. Notice and 250.00 Move In/Out Deposit Paid in **ADVANCE**. **Violators will be subject to Fines, Fees, Immobilization and/or Impoundment.**
- Must be done between the hours of **8:00 am and 5:00 pm ONLY.**
- Vehicles other than your registered vehicle **may** be used.
- Vehicles **other than** Commercial Moving Vehicles (i.e. U-Haul, Penske etc...) are required to be as Registered Alternate Vehicles.
- If used in **Addition** to your registered vehicle they may be parked on the premises, **ONLY** during active loading/unloading with hazard flashers engaged. When not actively loading/unloading they **MUST** be Parked Off Premises.
- PODS, or other mobile storage containers require Prior Authorization. All requests must be made to Management, no less than 48 hours **PRIOR** to scheduled arrival.

Trash Disposal -

- **Improper Disposal** – Garbage or waste, outside of Designated Receptacle or Thrown/Dropped over Garage Railing, (Safety Issue, in addition to sanitary) outside of chute.
- **Furniture, including mattresses and Construction debris, including drywall and flooring/carpets/rugs** are **STRICTLY PROHIBITED** and **MUST** be disposed of off Center Court Premises.

Miscellaneous -

- Owner(s) and/or Resident(s) are responsible for their guest(s) and their actions while on Center Court Premises. Guests Must follow and adhere to all Rules and Regulations or Owner(s) and/or Residents will be held liable for any and all fines, fees and/or damages caused by Resident(s) and/or Guest(s) actions or inactions.
- **Propping Entry Doors** – Propping any door(s), especially entry door is a Security Issue and is **STRICTLY PROHIBITED**. **Violators will be subject to Fines and/or Fees.**
- **Noise** – **ANY Disruptive or Excessive Noise** in common areas or from inside a residence. **Violators will be subject to Fines and/or Fees.**
- Operating any Business within/from a Residential Unit is **STRICTLY PROHIBITED**. **Violators will be subject to Fines, Fees, Immobilization and/or Impoundment.**
- **Grills** – Storing and/or using a grill of any kind on patios, balconies or common areas are **STRICTLY PROHIBITED** and **Subject to Fines, and/or Fees.**
- **Signs** – Posting any type of sign, flag, flyer, banner or anything else deemed inappropriate (by the association or prohibited in the Master Deed or Bylaws), in any common area, doors, stair well doors, etc.

Definitions -

Current – Not 30 or more days past due.

Double Parking – when any part of a vehicle is **ON or OVER** the lines which separate parking spaces.

Replacements – When a Resident's Vehicle will be permanently exchanged for another vehicle.

Substitutions – When a Resident's Vehicle Parking Privileges are temporarily exchanged for another vehicle.

Unattended – Away from, not in the immediate presence, or in any structure.

Updates – When any change is made in the Registrant's Information.