



BLUE SHIELD PROPERTY MANAGEMENT COMPANY

18459 Pines Blvd., Ste. 316, Pembroke Pines, FL 33029

February 5, 2024

Dear Residents,

Effective immediately, the Board of Directors of Lido Isles HOA has revised the parking rules and regulations to prioritize the safety of our community. We recognize the existing parking challenges and have implemented a new parking convenience schedule to alleviate these issues. The parking committee and the board have created and approved the following convenience parking schedule and rules which are designed to maintain order and safety within our community. The convenience parking is permitted only if you have **NO AVAILABLE PARKING in your GARAGE, DRIVEWAY or APRON.**

- **Convenience Street Parking Schedule:** Parking on the street is allowed based on the following schedule:
 - Odd Months (January, March, May, July, September, November)
 - Parking is permitted on the **NORTH** side of **8, 10, 12, 14, and 16 streets.**
 - Parking is permitted on the **EAST** side of **171 Terr.**
 - Even Months (February, April, June, August, October, December)
 - Parking is permitted on the **SOUTH** side of **8, 10, 12, 14, and 16 streets.**
 - Parking is permitted on the **WEST** side of **171 Terr.**
 - Parking is permitted on **167 Ave** on the **WEST** side during both odd and even months. Parking is prohibited on **167 Ave** on the **EAST** side at all times.
 - On **cul-de-sacs**, parking is permitted to create one row on the outer perimeter. Please do not park around the center islands.
- **Parking Hours:**
 - Convenience parking is permitted from 6:00 am to 12:00 am daily.
 - **NO PARKING on the street is allowed from 12:00 am to 6:00 am daily.**
- **Restrictions:**
 - Parking on curves or double yellow lines is strictly prohibited.
 - Parking in the clubhouse spaces is not allowed unless using the clubhouse facilities. No overnight clubhouse parking.
 - Parking on landscape or grass areas is not permitted at any time on the property.

We urge all residents to carefully review the attached parking rules and regulations. If you have any questions or concerns, please feel free to contact us or attend any upcoming board meeting. Your cooperation in adhering to these regulations is crucial for the well-being and safety of our community.

Sincerely,

William Bucknam

Bill Bucknam, LCAM
Property Manager

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PARKING RESOLUTIONS

WHEREAS, Lido Isles Homeowners' Association, Inc. ("Association"), is a Florida corporation, not for profit located in Broward County, Florida which consists of a portion of Tract A, Sessa Eight, according to the plat thereof, as recorded in Plat Book 168, page 2 of the Public Records of Broward County, Florida; and

WHEREAS, the Association is governed pursuant to its Declaration of Covenants, Restrictions and Easements ("Declaration") as recorded in OR Book 32977 at page 1977 of the Public Records of Broward County, Florida; and

WHEREAS, some residents and guests within the Association are parking their vehicles without regard to established provisions set forth in the Declaration; and

WHEREAS, some residents are failing to adhere to other provisions of the Declaration as it pertains to parking; and

WHEREAS, the Board of Directors feels it is necessary to have more specific rules and regulations governing the use, storage and parking of vehicles within the community; and

WHEREAS, pursuant to Declaration, the Board of Directors is authorized to promulgate additional rules and regulations as it pertains to parking,

WITNESSETH

NOW, THEREFORE, let it be resolved that at a duly called meeting of the Board of Directors providing the members no less than fourteen (14) days' notice, the Board of Directors enacted the following:

DEFINITIONS

Commercial Vehicle: any vehicle herein listed which has outside lettering displaying the information identifying a business or other non-personal use of any kind which is defined by reference to the Florida Statutes; truck/tractor; semitrailer; tractor crane; power shovel; well driller and such other "off road" vehicles so constructed as designed as a tool not a hauling unit; van; bus; ambulance, wrecker, hearse. A van or bus used by someone who is deemed physically disabled shall not be considered a commercial vehicle provided the vehicle is registered as such or otherwise displays a state issued "handicap" tag or placard. In addition, marked vehicles used by Florida or federal law enforcement personnel shall not be deemed commercial vehicles.

Recreational Vehicle: any vehicle listed below, and which may be further defined by reference to the Florida Statutes as a: mobile home; travel trailer; camper trailer; motor coach or motorhome; boat; boat trailer; ultra-light aircraft; air boat.

Private Passenger Vehicle: private passenger van, private passenger sport utility or private passenger pick-up truck. Any such vehicle used solely for personal activities, providing that outside lettering displaying information identifying a business or other non-personal use of and kind shall be determinative that such vehicle is a commercial vehicle. An automobile without commercial lettering used primarily for personal use shall also be deemed a private passenger vehicle. To this rule, marked or unmarked law enforcement shall be deemed private passenger vehicles. No markings on any such vehicle shall be considered commercial lettering.

Commercial Lettering: any lettering, design, graphic, or picture placed on any portion of a vehicle designed to advertise a business entity or service. For purposes of this rule, commercial lettering does not include lettering placed on the perimeter of a license plate frame, lettering contained on a front tag affixed to the front end of a car or a bumper sticker.

Guest: any visitor who is not staying in an owner's home for more than seven (7) consecutive days. A vendor (e.g., plumber, electrician etc. are not considered guests).

Livery Vehicle: any vehicle used primarily for the purpose of transporting people for hire. Such vehicles may include, but are not limited to taxi cabs, passenger buses, limousines, and the like.

Project: the property that comprises Lido Isles Homeowner Association, Inc.

RESTRICTIONS

No owner shall keep any vehicle in the project which is deemed a nuisance by the Board. Except as hereafter provided, no owner or person having the use of a commercial vehicle, recreational vehicle, or livery vehicle shall park said vehicle within the project unless totally enclosed in a garage and not visible from the outside. These restrictions shall not apply to the following:

- a. Commercial vehicles parked within the project between the hours of 7:00 a.m. to 7:00 p.m. on a temporary basis and necessary in the actual construction or repair of Lots or items therein. In addition, any magnetic sign affixed to a private passenger vehicle that advertises a business or trade may be kept on said vehicle from 7:00 a.m. to 7:00 p.m.
- b. Vehicles owned or operated by a physically impaired individual when a medical doctor or other qualifying person as allowed under the Florida and Federal Fair Housing, has certified that the vehicle is necessary due to said physical impairment. Notwithstanding, it shall be presumed, unless otherwise shown, that any such vehicle that displays a "handicap" license tag or permanent placard is used by a person who meets the above definition.

- c. Commercial vans, pick-up trucks or any other commercial vehicle or livery vehicles whose commercial lettering is concealed to the satisfaction of the Association, unless the Association passes a rule prohibiting the presence of such vehicle even with the concealed lettering.
- d. Boats that are permitted and utilized in accordance with article 4.1Y and stored near the rear of the lot.

GENERAL RULES

- a. No vehicle shall be constructed, reconstructed, or repaired within the project unless totally enclosed in a garage and not visible from the outside. Notwithstanding, the following shall not be prohibited:
 - 1. Changing tires/wheels
 - 2. Jump starting a vehicle or changing out a bad battery.
 - 3. Changing light bulbs on vehicles
 - 4. Running a diagnostic test on vehicle using portable equipment
 - 5. Performing minor electronic repairs
 - 6. Changing of windshield or other glass
- b. No fluid changes may be conducted except with an enclosed garage.
- c. No vehicle shall be left within the project for more than one (1) business day if not capable of self-propulsion unless totally enclosed in a garage and not visible from the outside.
- d. Except as otherwise provided herein, no vehicle shall be parked on the grass, any landscaped areas, blocking a sidewalk or egress/ingress of someone else's driveway.
- e. Unless a vehicle is housed in its garage, any vehicle situated in a driveway or parked anywhere else with the Association Community must display a valid license tag.
- f. Only licensed and insured drivers may operate a motorized vehicle within the Association Community. This includes, but is not limited to, go-peds, golf carts, scooters, go-carts and the like. This provision is not meant to apply to any battery-operated child driving toys while used under the supervision of an adult.
- g. All vehicles, including motorcycles, mopeds, etc. shall be equipped with effective sound muffling devices.
- h. The Association may, but shall not be obligated, to designate certain portions of the Common Properties, which may be relocated from time to time for the parking of commercial, livery and/or recreational vehicles. Such designation may be revoked at any time by the Board of Directors.
- i. Vehicles dripping or leaking fluids shall not be allowed to park on the streets of the Association.

PARKING PROVISIONS

Normal Parking: Owners/residents cannot park their vehicle on the street or common areas. Vehicles must be parked in the garage or home's driveway. In the event a vehicle belonging to an owner/resident or guest cannot be parked in the driveway or garage because of the presence of additional vehicle(s) in said driveway or garage, owner/resident or guest may park said vehicle on the Apron.

BLOCKING THE SIDEWALK EITHER PARTIALLY OR COMPLETELY IS NEVER PERMITTED AND PARKING ON THE SWALE IS PROHIBITED. NO VEHICLE SHOULD EVER TOUCH THE SWALE/GRASS. THE PARKING OF A PICK-UP TRUCK, VAN OR LARGE SUV ON ANY APRON IN THE COMMUNITY IS NOT PERMITTED.

Convenience Parking: All owners/resident's vehicles must be registered with the HOA. The owner/resident's vehicle registration must match the HOA address for the owner/resident. Registration will be limited to five (5) vehicles for a home with a two (2) car garage and seven (7) vehicles for a home with a three (3) car garage.

For the convenience of all residents the following schedule will be adopted for parking on the streets in front of their homes:

1. On even months: **February, April, June, August, October, December** parking on the streets will be on the **south side** of 8th, 10th, 12th, 14th, and 16th streets. On 171st Terrace parking will be on the **west side**.
2. On odd months: **January, March, May, July, September, November** parking will be permitted on the **north side** 8th, 10th, 12th, 14th, and 16th streets. On 171st Terrace parking will be on the **east side**.
3. On 167th Avenue, parking will be permitted on the west side only, on any day.
4. On the cul-de-sacs of 167th Avenue, 171st Terrace, 8th, 10th, 12th and 14th streets, vehicles may park in such a fashion to create one row on the outer perimeter.
5. Overnight parking shall not be allowed on the street(s) at any time from the hours of 12:00 am – 6:00 am.

AT NO TIME WILL VEHICLES BE ALLOWED TO PARK ON BOTH SIDES OF THE ROAD OR PARKED IN SUCH A WAY AS TO OBSTRUCT ROADWAYS, DRIVEWAYS, MAILBOXES, TRASH BINS, OR BULK PICKUP. PARKING ON THE STREET ON A SOLID DOUBLE YELLOW LINE IS PROHIBITED AT ALL TIMES ACCORDING TO FLORIDA STATE TRAFFIC LAW AND CITY ORDINANCES.

ALL VEHICLES MUST BE PARKED IN THE SAME DIRECTION AS THE FLOW OF TRAFFIC.

No person shall park a vehicle on any street within the Association Community in such a way to impede the free flow of traffic or interfere with the passage of emergency vehicles.

There shall absolutely be no parking in front of the fire hydrants or the emergency exit between the homes located on SW 16th street. The emergency exit/entrance is for the exclusive use of the police and fire departments.

Double parking, parking on corners where there are double yellow lines painted on the roadway (or “no parking signs”) and/or parking overnight on the roadway within the Association shall not be permitted. Vendors (e.g., delivery people, plumber, electrician, etc.) may park in front of their customer’s home provided that said parking does not interfere with the flow of traffic. Any such vendors who are plumbers, electricians, contractors, and the like must be licensed and insured. **Proof of same must be provided to the Association if requested.**

PENALTIES FOR PARKING VIOLATION(S)

THE HOA SHALL NOTIFY HOMEOWNERS IN WRITING OF ANY PARKING VIOLATION.

1st Parking Violation – Letter to homeowner with no fine, 1st warning.

2nd Parking Violation - \$50.00 parking fine to be imposed after hearing

3rd Parking Violation - \$100.00 parking fine to be imposed after hearing

4th Parking Violation – Vehicle will be towed at owner’s expense.

Violations will be reset every year from the date of the first issue warning.

DESIGNATED PARKING AREAS – POOL, GYM, AND PLAYGROUND

The designated parking areas in the pool/gym area must only be used by someone who is using the pool/gym area. If a vehicle is parked in any of the spaces by someone who is not using the pool/gym area, said vehicle will be towed within three (3) hours after the notice is placed. In the event the same vehicle is in the parking area thereafter, and the person who controls said vehicle is not using the pool/gym area, the vehicle is subject to being towed without further notice.

Parking in the handicap space shall only be allowed if the vehicle displays an appropriate state issued handicap license plate or placard.

There shall be no parking anytime on the driveway or in front of the driveway of the Pembroke Pines Lift Station located on the west side of 167th Avenue north of 16th street.

Except as otherwise provided herein, any vehicle that is impermissibly parked is subject to being towed without further direct notice.

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Boats shall not be parked on roadways or driveways at any time. Boats brought onto the Project for storage shall be stored completely under cover in the garage, which must be closed unless in use, or in the rear lot wherein they must also be fully concealed so as not be seen from anywhere.

If any of these rules are deemed invalid by a court of law, it shall not invalidate any remaining provisions.

The Homeowner’s Association has entered into both Traffic and Trespass agreements with the City of Pembroke Pines Police Department. The roadways within the Lido Isles HOA Community are therefore subject to FL Traffic Laws and anyone can be Ticketed by the City of Pembroke Pines Police for Traffic Infractions and Violations.

LIDO ISLES HOA, INC.

BY:  _____, **President**

11/6/2023

Date: _____

 _____, **Secretary**

11/7/2023

Date: _____