

Villas at University Square Condominium Association, Inc.

June 13th, 2018
Villas at University Square
1810 SW 107th Avenue
Miami, FL 33165

RE: SECURITY & PARKING ENFORCEMENT

Dear Residents,

Effective **June 15th, 2018** Security Watch Group (SWG) will begin providing security parking enforcement services within the community. SWG will be providing random patrols throughout the community at various times.

Resident's Vehicles: Are only allowed to park in resident's assigned parking spots. Residents may not park on street or grass if parked in these areas the vehicle is subject to being towed at owner's expense without warning. All resident decals are registered to one car, if car changes residents are required to notify management for any transfer of decal to a new car. Decals/ car information that do not match with what is in the system will be subject towing.

Guest Parking Specific Guidelines:

All guest vehicles must be registered at villasuniversitysquare.parkingattendant.com

- All guest vehicles must be registered while parked in any guest spot or in resident's assigned parking spots
- Limited to a total of 24 hours in any 7-day period per guest vehicle. *See Guest Parking Notice Flyer attached.*

For more details and specific guidelines and violations, please see below.

Instance	Penalty
Boats/RV/Vessels/Trailers or any recreational vehicle parked in property	Immediate Tow
Commercial Vehicles Parked after 11pm to 6am without decal	Immediate Tow
Parked in Handicap spaces without proper Handicap permit	One Warning Then Tow
Parked on Grass	Immediate Tow
Parked on Sidewalks and or Walkways	Immediate Tow
Parked in front of Garbage enclosure or its surroundings	Immediate Tow
Parked in NO PARKING zones	Immediate Tow
Parked in Sign Posted Areas	One Warning Then Tow
Parked in Fire Lanes	Immediate Tow
Vehicles for Sale	One Warning Then Tow
Double Parked Vehicles or Blocking Roadway	Immediate Tow
Vehicles out of Service or Inoperable (Examples: missing a tire, having a flat tire, having extensive visible damage from an accident, etc.)	One Warning Then Tow
Expired Tag	One Warning Then Tow
No Tag Displayed	Immediate Tow
No Community Decal Displayed	Immediate Tow
Decal/ Car information does not match in system	One Warning Then Tow
Parked on Street	Immediate Tow

Guest Not Registered with Virtual Parking Attendant
after 11pm

Immediate Tow

Residents be advised that:

1. All tows will be at the owner's expense.
2. Any damages incurred to the associations common areas, including grass, and swales, will be repaired or replaced at the homeowner's expense.
3. At no time shall the sidewalk be blocked and must always be accessible for pedestrians.
4. All parking violations may be subject to a violation notice and/or fines from the association.



Guest Parking Notice

for The Villas at University Square

Dear Resident,

Since parking is a valuable but limited amenity, our rules are designed to give everyone a fair opportunity to benefit. To help with this, guest vehicles must be registered while parked.

To register scan or go to:

villasuniversitysquare.parkingattendant.com



Guest parking rules:

Visit villasuniversitysquare.parkingattendant.com for current rules and contact information for questions or requests. Guest parking availability is not guaranteed and is on a first come, first served basis.

Note: special permits may be granted on a case-by-case basis, so please contact us if you have extenuating circumstances.

Thanks for helping us enforce our parking rules so parking is available for everyone.

- Management