

Balmoral Estates HOA

July 10th, 2023

Balmoral Estates HOA
c/o Guarantee Management Services
3785 NW 82nd Ave Suite # 109
Doral, FL 33166
Subject: SECURITY & PARKING ENFORCEMENT

Dear Homeowners,
Effective **July 14th, 2023**, 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.

These rules apply to all vehicles. Example of Vehicles: Car, truck, van, trailer, RV, motorcycle, boat, moped, jet-ski, or any other motorized vehicle, also including trailers for any one of these, regardless of ownership, whether that of a resident or non-resident.

Resident's Vehicles: Are only allowed to park in their driveways (property). Guest Parking spaces are permitted per our bylaws, and you must adhere to the Guest Parking Guidelines below. 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.

Guest Parking Specific Guidelines, please see below.

- All guest (or owner) vehicles must be registered at us.smartparkingapps.com/bookings/4400
- All guest (or owner) vehicles must be registered while parked in any guest spot and **cannot park in reverse at anytime**
- Limited to a total of 24 hours in any 7-day period per vehicle
- Residents (or owners) must let their visitors know that they must register their cars while parked in a guest spot.
- All vehicles must be registered with the virtual parking attendant and must be registered from 10pm to 7am if parked in guest parking area.

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

Instance	Penalty
Boats/RV/Vessels/Trailers/Rafts/Jet-ski in Driveway	Violation Notice will be sent
Boats/RV/Vessels/Trailers/Rafts/Jet-ski in Guest Parking or Common Area	One Warning Then Tow
No Commercial Vehicles on Property (only permitted if covered or use magnets or car cover to cover advertisement) in Driveway	Violation Notice will be sent
Commercial Vehicles parked in Guest Parking or Common Area between 10pm to 7am	One Warning Then Tow
Parked on Grass or Curb	One Warning Then Tow

Parked on Street	One Warning Then Tow
Parked on Sidewalk	Violation Notice will be sent
Vehicles out of Service, Abandoned, or Inoperable (Examples: missing a tire, having a flat tire, having extensive visible damage from an accident, etc.) in Driveway	Violation Notice will be sent
Vehicles out of Service, Abandoned, or Inoperable (Examples: missing a tire, having a flat tire, having extensive visible damage from an accident, etc.) in Guest Parking	One Warning Then Tow
Double Parked Vehicles in Guest Parking (taking up two spaces)	One Warning Then Tow
Sign Posted Areas (Examples: No Parking Zone, Fire Lanes, Mail, etc.) Handicap without valid permit displayed or not registered with Virtual Parking Attendant	One Warning Then Tow
Expired Tag or No Tag Displayed in Guest Parking	One Warning Then Tow
Vehicle Parked in Reverse in Guest Parking (No Backing In)	One Warning Then Tow
Blocking a vehicle from entering or exiting in Guest Parking	Immediate Tow
Vehicles with For Sale Signs in Guest Parking	One Warning Then Tow
Not Registered with Virtual Parking Attendant in Guest Parking spots between 10pm to 7am	One Warning Then Tow

Residents be advised that:

1. All tows will be at the owner's expense.
2. Any damages incurred to the association's 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.
5. All vehicles are subject to **IMMEDIATE TOW**.

Management Team