

LAKERIDGE CONDOMINIUM ASSOCIATION, INC.

PARKING LOT GUIDELINES APPROVED BY THE: Board of Directors February, 2006.

Each unit is to be provided with one covered parking space. Residents who have a second car are advised to use a guest space to park the second car. Parking for a second car will be designated on the rear of the lot near the TECO gate.

Covered parking spaces are not permanently designated for a particular unit and do not transfer to a new owner with the sale of a unit. Assignment changes may be made by the Board of Directors.

Parking spaces nearest the building entrance will be designated as handicapped spaces for residents who have a valid permanent handicapped parking permit, whether it be from Florida or another state. Residents not having a permanent handicapped permit may be required to move to another space. The Board of Directors will give every consideration to the resident who is being moved so that he/she will not be unduly inconvenienced. The parties involved in the move will be notified by letter from the Board of Directors.

A resident who is away from the property may "loan" his space to another resident. A letter giving permission must be sent to the Board of Directors and will be kept on file. Should the Board of Directors find it necessary to reassign the "loaned" space, both parties will be notified by letter.

In order to qualify for handicapped parking, the resident must:

1. Be a full time resident of a condo unit.
 - A) Caretakers, children or guest are not entitled to request a covered handicapped space.
 - B) If a resident owns a car but no longer drives, his/her designated parking space may be reassigned to accommodate a resident with a handicap parking permit.
2. Submit to the Board of Directors a request in writing accompanied by a Doctor's letter indicating need.
3. Display in the vehicle, or on the license plate, the handicap parking permit provided by their Department of Motor Vehicles in the state in which the permit was issued.
4. The Association will act on the request by providing written notification to the applicant, as well as to the current resident whose parking space is being reassigned. The Association reserves the right to have verification renewed at its discretion. All verifications will be kept on file in the office.

In the event a resident is temporarily handicapped (a period not to exceed six months), it may be necessary for the resident to request that his/her space be temporarily reassigned. The parking space next to the reserved for Maintenance personnel space is designated for this purpose. The space will be available on a first serve basis. To qualify for temporary handicapped parking, the resident must:

1. Submit to the Board of Directors a request in writing accompanied by a doctor's letter indicating need.
2. Display the red Temporary Handicapped parking permit provided by the Department o Motor Vehicles.

The space adjacent to the ramp next to the side door has been designated as limited one hour space for handicapped boarding and disembarking. This space is not too be blocked by other vehicles with the exception of the garbage pickup on Monday and Friday mornings.

Service vehicles are permitted to park in the one hour spaces for one hour only, after which they should be instructed to move to Guest Parking by the party who has employed them or by Maintenance personnel.

The "No parking Zone" adjacent to the main entrance, with few exceptions, is to be used exclusively by ambulances, fire department, police, U. S. Mail and UPS.

EXCEPTIONS: Service vehicles, such as carpet cleaners, are permitted to park in the "No Parking Zone" along the side of the building, only if their services involve units 101 thru 105 or units on the north end of the building. Furniture delivery trucks or moving vans may use this area only if they are delivering or moving furniture from units 101 thru 105.

February 14, 2006