

WINDING LAKES AT WELLEBY PHASE I

Winding Lakes at Welleby Phase I
c/o J&L Property Management, Inc.
10191 W. Sample Road, Suite 203
Coral Springs, FL 33065
www.jlpropertymgmt.com

PARKING INFORMATION

Every vehicle parked within Winding Lake at Welleby must have a parking decal or be registered as a Guest. Otherwise, the vehicle is subject to being towed. There is an 80 Hour registration limit for Guests. They should only register their vehicles between the hours of 10:00 PM – 6:00 AM. An individual code is given to each unit to register their Guest. If you do not have a code, email Ashley@jlpropertymgmt.com with your property address.

TENANTS: Be reminded that decals are issued based off the expiration date on your lease. Both the lease and decal should be renewed prior to the expiration date unless the tenant moving out to avoid any issues. It is the tenant's responsibility to email our office a copy of the lease renewal and request the decal to be extended until the new expiration date.

REQUESTING A NEW DECAL: You must email Ashley and include your property address, the best contact number, a copy of the vehicle registration (cannot be expired) and if applicable, the make/model/color/tag of the vehicle that is being replaced.

INSTRUCTIONS:

- To renew a decal or obtain a new one, email Ashley@jlpropertymgmt.com with the information requested above.
 - Or call (954) 753-7966 at Ext. 115
- Ashley will register the vehicle and will confirm that your vehicle has been registered. She will then confirm that the decal has been extended or that the new decal is ready to be picked up at our office.
- Each new decal is **\$15.00 (ONLY)** money order made payable to J&L Property Management. Our office hours are Monday – Friday from 9:00 AM – 4:00 PM. **Personal checks, credit cards, and cash are not accepted.**
- If you do not pick up your decal and your vehicle is towed, we will not be held responsible.
- If you get a new vehicle on a Friday, please register it as a **GUEST** for the weekend and contact our office the following business day to prepare the decal.
- Decals must be placed on the back windshield, drivers' side. Decals must be placed on the car immediately after it's picked up.
- Decals cannot be transferred from one vehicle to another without contacting Management first. We must make sure our records are updated so please contact us if you have a new vehicle, change the license plate number, etc.

**PLEASE TURN THE PAGE OVER FOR SPECIFIC GUIDELINES AND
PARKING RULES & VIOLATIONS**

Guest Parking Spaces Specific Guidelines:

- All vehicles must be registered at windinglakeswelleby.parkingattendant.com
- All vehicles must be registered while parked in any guest parking spots
- Limited to a total of **80 hours** per month per residents' home. (guests only have to be registered between the hours of **10:00 PM – 6:00 AM**.)
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Residents be advised that:

"one (1) white parking space is reserved for the owner or legal resident of each unit. Additional vehicles associated to the unit are to station in the yellow parking spaces (Guest) on a first come, first serve basis."

1. All tows will be at the owner's /resident 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.

Instance	Penalty
Boats/RV/Vessels/Trailers/Portable on demand storage (PODS) on property	One Warning, Then Tow
Commercial Vehicles in Common Areas/Guest Parking after 10:00 PM to 6:00 AM	Two Warnings, Then Tow
Parked on Grass	Two Warnings, Then Tow
Parked on Street	Two Warnings, Then Tow
Parked on Common Area Swale	Two Warnings, Then Tow
Vehicles out of Service or Inoperable in common areas (Examples: missing a tire, having a flat tire, having extensive visible damage from an accident, abandoned, etc.)	Two Warnings, Then Tow
Double Parked Vehicles	Two Warnings, Then Tow
Vehicles for Sale Signs in Common Areas/Guest Parking	Two Warnings, Then Tow
Expired Tag or No Tag Displayed in Common Areas or Guest Parking	Two Warnings, Then Tow
Sign Posted Areas (Examples: Handicap, Fire Lanes, etc.)	Two Warnings, Then Tow
Parked on Sidewalk	Two Warnings, Then Tow
No Reverse Parking	Two Warnings, Then Tow
Parked without valid resident decal	Two Warnings, Then Tow
Decal in wrong location (decal should be placed on rear driver side outside window)	Two Warnings, Then Tow
Not Registered with Virtual Parking Attendant in guest parking spots	Two Warnings, Then Tow

Updated 2/23/2024 – See revised Penalty

TOWING – SALS TOWING 954-564-8488