

**BRIDGEHAVEN AT CITRUS PARK  
PARKING & VEHICULAR RESTRICTIONS**

**3.12.1.15 Parking and Vehicular Restrictions.**

3.12.1.15.1 No vehicle shall be parked anywhere but on paved areas intended for that purpose. Parking on lawns or landscaped areas is prohibited, unless specifically approved or designated for such purpose. Lot Owners' or Residents' automobiles shall be parked in the garage or driveway of or pertaining to a Lot, or in the roadway fronting said Lot. With regard to any roadways which serve to divide or otherwise border one or more portions of the Community, no parking of vehicles shall be permitted in such roadways for a period of twelve (12) consecutive hours or for a period of forty-eight (48) nonconsecutive hours in any seven (7) day period, and said timeframes shall be cumulative for all vehicles associated with a Lot Owner or Resident.

3.12.1.15.2 No more than three (3) vehicles of any type may be parked in a driveway of a Lot or on the road in front of said Lot overnight without the written consent of the Association. The Association may grant temporary permits to allow additional parking, said approval not to be unreasonably withheld.

3.12.1.15.3 No unlicensed vehicle or vehicle which cannot operate on its own power shall remain in the Community for more than twelve (12) hours, except as contained within the closed confines of the garage of or pertaining to a Lot.

3.12.1.15.4 No repair, except for emergency repair, of vehicles shall be made within the Community, except within the closed confines of the garage of or pertaining to a Lot.

3.12.1.15.5 No "commercial vehicle" shall be permitted to be parked in the Community for a period longer than four (4) consecutive hours unless kept at all times fully enclosed within a garage or parked in an area designated by Declarant for such purposes (if any). For the purposes of this Declaration, "commercial vehicle" means a vehicle which is determined by the Association to be for a commercial purpose, including permanent attachments to the vehicle which exceed six (6) feet eight (8) inches in height, (and the Association shall take into consideration, among other factors, lettering, graphics or signage located on or affixed to the exterior of the vehicle which identifies a business or commercial enterprise, but the existence of such lettering, graphics or signage shall not be absolute). Police cars shall not be deemed commercial vehicles. Additionally, work vans which contain no lettering, graphics or advertising shall be deemed commercial vehicles. The provisions of this Section shall not apply to any vehicles of the Declarant or its affiliates.

3.12.1.15.6 No boats, jet skis, wave runners, boat trailers, trailers of any kind, campers, motor homes, mobile homes, truck campers, mopeds, all-terrain (i.e., 3-wheel or 4-wheel) vehicles, motorcycles, trucks or vans with a towing capacity of more than three-quarters (3/4) of a ton, buses or other water craft, horse trailer, other recreational vehicle, or any other equipment (whether motorized or towed) shall be permitted to be parked in the Community for a period longer than four (4) consecutive hours unless kept at all times fully enclosed within a garage or parked in an area designated by Declarant for such purposes (if any).

3.12.1.15.7 No vehicle shall be used as a domicile or residence, temporarily or permanently.

3.12.1.15.8 This Section does not apply to vehicles utilized for sales, construction or maintenance operations of or by Declarant or the Association.

3.12.1.15.9 No amendment or modification to this Section shall be effective without the prior written consent of Declarant for so long as Declarant owns any portion of the Property.

3.12.1.15.10 The Association may, but shall not be obligated to, promulgate Rules and Regulations and clarify the provisions and objectives of this Section.

3.12.1.15.11 No mobile homes or campers may be used as a residence whether on a Lot or Common Property. No recreation vehicle, including but not limited to golf carts, all-terrain vehicles, mini cycles and other non street legal vehicles, may be used for any purpose on any of the Lots or Common Properties including rights of way within the Properties. Nothing in this Section shall prohibit the use of bicycles, skateboards or non-motorized scooters, on rights of way or Common Properties in accordance with the Rules and Regulations.

3.12.1.15.12 Any vehicle parked in violation of this Section 3.12.1.15 (or the rules and regulations adopted by the Association from time to time to implement this Section) may be towed by the Association at the sole expense and risk of the vehicle's owner if such vehicle remains in violation from the time a notice of violation is placed upon the vehicle. The Association shall not be liable to the owner of the vehicle for trespass, conversion, damages, or otherwise, by reason of such towing, and neither removal of the vehicle nor failure to provide a notice of violation to the vehicle's owner shall be grounds for relief of any kind. Once the notice is posted, neither its removal, nor failure of the vehicle's owner to receive it for any other reason, shall be grounds for relief of any kind. An affidavit of the person posting such notice stating that it was properly posted shall be conclusive evidence of proper posting.