

Sterling Reef Owners' Association Inc.

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Updated 4/21/2022

Updated 6/16/2022

Wristband and Parking Pass Policy

NOTICE TO ALL OWNERS AND RENTAL MANAGEMENT COMPANIES

The Board of Directors for Sterling Reef Owners' Association voted on October 17, 2019, to approve the following:

Effective March 1, 2020, all owners and guests of owners are required to present proper identification in the form of association issued wristbands and association approved parking pass when occupying the common elements.

Owner Wristbands

- ◆ Owner wristbands are a mandatory requirement of Sterling Reef Owners' Association and must be worn at all times by Owners **(and are not for rental guests)**
- ◆ Owner wristbands are **reusable** stretchy printed silicone, **stamped "Owner"**.
- ◆ Wristbands are required for ages 8 and older.
- ◆ The unit occupancy limit determines the number of wristbands issued.
 - 2 Bedroom = 6
 - 3 Bedroom = 8
- ◆ Lost or stolen **Owner** bands are replaced at a charge of \$100.00 (one-hundred dollars). Broken or damaged bands can be exchanged at the Association office during normal business hours at no charge.

Owner Parking

- ◆ Owner parking permits are issued upon registration with the association and are in the form of window decals. Decals must be secured to the inside glass of a vehicle and not laminated or in other ways made shareable.
- ◆ All vehicles occupying the garage are required to show proper identification at all times in the manner designated or become subject to tow without notice at the vehicle owner's expense.
- ◆ The owner may register up to 2 (two) vehicles and will be issued 2 (two) decals. Owners may purchase 1 additional decal for the cost of \$100 after registering 3rd occupant with the association via the owner's online portal. Additional parking permits must be obtained through the reservation packet system.

- ◆ Security will issue a Visitor Parking Pass to Owners at no charge for the following:
 - Visitors of Owners when the Owner is staying in their unit
 - To an Owner that brings a rental car to the property instead of a vehicle they have registered with the Association
 - To an Owner that brings an unregistered car (no Sterling Reef window decal) to the property
 - To the immediate family of the owner who is listed on record with the Association *

At no point in time may a Unit have more than 2 vehicles parked in the garage. This applies to any combination of owners and guests. Additional vehicles must be parked in offsite public parking.

In any of the above instances, the Unit Owner of the record must contact the Association/Security office and request the special one-time-use pass. The pass will have an expiration date of not more than 14 days and will also define the license plate number of the vehicle permitted to park in the main garage. The owner must be present in person and provide picture identification to obtain a Visitor Parking Pass. Only 1 pass is available to an Owner at a time. There can be no overlapping dates.

Guest Wristbands

- ◆ Guest wristbands are a mandatory requirement of the Sterling Reef Owners' Association and must be worn at all times on the person's body. Wristbands are required for ages 8 and older.
- ◆ The unit occupancy limit determines the number of wristbands issued.
 - 2 Bedroom = 6
 - 3 Bedroom = 8
- ◆ Lost or stolen bands are replaced at a charge of \$20.00 (twenty dollars). Broken or damaged bands can be exchanged at the association office at no charge.
- ◆ Any person found without a valid wristband will be directed to obtain said identification or be asked to vacate the premises.
- ◆ Any person found without a valid wristband between 10 PM and 6 AM will be escorted to obtain identification or escorted off the property. Willful noncompliance will result in assistance from local law enforcement to escort off the property and issue a trespassing order under F.S. 810.09

Guest Parking

- ◆ Guest parking permits are to be hung from the center rearview mirror with reservation data facing out. All guest permits require Unit # and Check-Out Date.
- ◆ Owners and/or Rental Management Companies are expected to write the Unit # on each parking pass.
- ◆ No more than two (2) passes will be issued to any single unit per reservation.
- ◆ The Reuse of a parking pass between reservations is a violation and subject to fines.
- ◆ All vehicles occupying the garage are required to show proper identification at all times in the manner designated or become subject to tow without notice at the vehicle owner's expense.
- ◆ **Incomplete parking passes will be considered invalid and vehicles may be towed at the vehicle owners' expense without notice.**

Any Owner or Guest found willfully circumventing or otherwise noncompliant with this policy is in violation of the Rules and Regulations of Sterling Reef Owners' Association. A fine will be issued to the unit owner in an amount of \$25.00 per occurrence per day not to exceed \$1000.00 in aggregate per the calendar year.

* Owner may submit to management a list of four (4) names of the immediate family with access to the unit. Such a family member should be granted a temporary pass upon verified identification. "Immediate family" is defined as Children, Grandchildren, Parents, Grandparents. Any additional extended family, ie siblings, cousins, etc should follow standard guest policy. Maximum of 4 designated.