



Dear New Owner- Resident,

CONGRATULATIONS! Welcome to your new home! Whether you are renting or have just purchased or leased at Park Lake Condominiums, it has been a major decision. Either way, we are glad that you chose Park Lake at Parsons Condominiums. We are excited to have you as a new resident and that you have chosen Park Lake at Parsons Condominium Association Inc as your new community. Because we are a condominium community, some policies, rules and regulations might be different than you are otherwise used to. The COA (Condominium Owners Association - our governing body) has a set of documents that govern us.

We look forward to your residence in our community, and hope that you will enjoy living among friends. Our goal is to provide a friendly environment for everybody to enjoy and be proud to call home.

**Rule Changes**- The Board of Directors reserves the right to change, revoke, revise, or add to the existing rules and regulations as needed to the preserve the overall safety and welfare of the community. The Association has the right to establish additional rules and regulations governing the conduct of all residents and the use of the condominium units, limited common elements, and common elements, so long as such additional rules and regulations are not inconsistent with the terms and conditions of the Declaration.

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**Owners/Residents**

Unit owners or residents shall **not** make any alteration, decoration, repair or replacement, change of paint, glass panes, entry door or exterior storm/glass doors or other enclosures on balconies or any other part of the units, common elements, or any condominium building without prior written approval from the Board of Directors. Thus, the Board of Directors of the Association must approve installation of storm doors, floor covering on balconies, hurricane enclosures, and any flooring or any addition to the condominium. The board will consider written requests. Balconies must stay clear and be kept clean at all times. No flowers of any kind can be planted in the ground around the edges of the buildings, nor hung or placed on the balconies without prior authorization from the Board of Directors. No unit owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the buildings (including, but not limited to awnings, signs, storm shutters, screens, fixtures and equipment), nor plant or grow any type of shrubbery, flower, tree, vine, grass, or other plant life outside his unit, without prior written consent from the Association. Provided, however, any unit owner may display one portable, removable, United States flag in a respectful manner.

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Any unit owner desiring to lease or sell his/her unit must submit an application accompanied by all proper documentation and a check for the amount of \$100 per applicant made payable to Park Lake at Parsons Condominium Association, Inc. at least ten **(10) days prior** to the effective date of the proposed lease or sale. Married couples, with or without minor child(ren), must submit one complete application of \$100. Unmarried couples, with or without minor child(ren), must submit **two complete applications** and \$100 per adult. One adult, with or without child(ren), must submit one complete application and \$100. Outside of the USA application fee will vary depending on the country and processing time. Additional documents and information may be required. (Passports, Visa) etc. Legal action will be taken to remove anyone not prior approved by the association and assessed to owner prior to move in.

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Each condominium unit shall be used only for residence in which there shall not be more than six persons continuously residing, excluding visitors and guests. For the purposes of this section, "visitor" and "guest" shall mean any individual who is not named as a tenant on any lease agreement existing between the unit owner and their tenant(s). Visitors and guests shall not be permitted to occupy or reside at the unit for more than seven (7) consecutive days without Association approval. Each continuous resident shall be named as a tenant in any lease agreement offered by the unit owner, and shall execute said agreement as a party thereto. Unit owners' complaints regarding the maintenance and operation of the condominium shall be made in writing to the Board of Directors of the Association. **Any interior repairs (e.g., plumbing, electrical, HVAC, etc.) needed are the responsibility of the owner.**

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**Initial** \_\_\_\_\_

Each unit owner shall maintain his or her condominium unit in good condition, including all internal surfaces within or surrounding their condominium unit. Each unit owner shall maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately to their condominium unit. Landscaped and grassed areas shall be used only for the purposes intended. No articles belonging to unit owners or residents shall be kept in such areas, temporarily or otherwise.

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No signs, advertising or notices of any kind whatsoever, including, but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on any condominium unit, common element, or limited common element; nor shall signs be posted or displayed in a manner that they are visible from the exterior of any condominium unit (such as through a window), without prior written approval from the Board of Directors.

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Any damage(s) to the condominium property caused by the moving and/or carrying of articles therein shall be paid for by the unit owner or person in charge of such articles. The Association may require the unit owner to deposit an amount equal to one (1) month's rent as a security deposit for any damages caused by moving and/or carrying articles therein.

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Soliciting is strictly forbidden. Unit owners should notify the Association if a solicitor appears, and appropriate action will be taken.

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No owner or resident of a condominium unit shall permit or suffer from anything kept in his or her condominium unit that will increase the insurance rates on the limited common elements, if any, or the common elements, or which will obstruct or interfere with the right of other owners or residents; or create a life-safety hazard; nor shall an owner of a condominium unit commit or permit any nuisances, immoral or illegal acts in a condominium unit, the limited common elements, if any, or on the common elements.

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Each unit owner or resident shall conform and abide by the bylaws and uniform rules and regulations in regard to the use of the condominium unit, limited common elements and common elements. These rules and regulations may be adopted in writing from time to time by the Board of Directors of the Association to see that all persons using the unit owner's property through or under him do likewise. **Initial** \_\_\_\_\_

Those unit owners or owner's resident(s) who violate these rules shall be responsible for all costs incurred by the Association, including court costs and reasonable attorney's fee, in the process of rectifying the

non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property, which were placed thereon in violation of these rules.

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ALL UNIT OWNERS ARE RESPONSIBLE TO FURNISH A COPY OF THE RULES AND INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF PARK LAKE AT PARSONS CONDOMINIUM ASSOCIATION. Unit owners who rent or lease their unit are responsible for the conduct of their residents. Any infraction of the rules shall be directed to the owner of the unit.

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### **General**

All owners/residents must provide the Association current lease and contact information. Owners are responsible for contact information to have on file with the Association (address, email contact, phone number, vehicle registration, and pet information etc.) **Owner must maintain a current HO6 Certificate of insurance on file with the association. No applications will be processed unless owners have current information on file with the association. (Insurance; contact information, management agreements with 3<sup>rd</sup> party providers) etc.**

No articles shall be placed upon the common elements of the condominium property. No storage is permitted under the staircase or hallways. Bicycles, electric/gas powered scooters/mopeds; skateboards, furniture, trash, plants and other articles are not permitted to be kept outside the common elements. The common elements of the condominium property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material. Skateboards, bicycles, scooters/hover boards, roller blades are not permitted on sidewalks. Walkways are strictly for foot traffic. Ingress and egress shall not be obstructed in any manner.

No articles shall be hung or shaken from any unit onto the common elements of the condominium property. No unit owner shall throw, sweep, or allow any article or water to fall from their unit onto the common elements of the condominium property. No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior doors, or roof of a unit or upon the other common elements of the condominium property. (Rugs; towels; clothing) etc.

Employees of the Association shall not be sent off the condominium property by any unit owner at any time for any purpose, nor shall any unit owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association. Employees of the Association shall not enter to do any work within a unit without prior approval of the association or manager.

Children of guests, residents, and owners shall at all times be supervised by a responsible adult when using amenities or when outside the home.

### **Move In/Contract Service Procedures**

Prior to moving in or moving out, residents must check in with management at least 24 hours in advance. Owners must notify management in advance of any contractors or service companies. The company must check in with management first before the service of business can begin. Residents must check in and give the name of the company, contact information, insurance, and nature of service. No contractors may begin work/services before the hours of 8 AM, and no later than 7 PM. No contractors are allowed to work Sundays except for an emergency; must notify Park Lake at Parsons management two (2) days in advance.

A \$100 Moving Fee will be required prior to initial move-in and should be made payable to Park Lake at Parsons Condominium Association, Inc. A \$100 criminal background fee is also required. **Hours for moving in or out are from 8:00 A.M. to 8:00 P.M.** No moving is allowed on weekends or holidays without Manager's approval. Any damage to the common elements and/or the condominium is the responsibility of the person moving in or out and will be charged to the unit owner involved. Initial \_\_\_\_\_

### **Cable vs. Satellite Dish**

I understand that I have one option when choosing premium television services to provide cable service. Bright

House/Spectrum is Park Lake at Parsons cable/internet provider. I understand that I will not decide to go to another service provider and **I will not attach a satellite dish to the building or its common areas.** I understand that by doing so, I will be liable for the removal of the satellite dish at owner/resident expense.

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### **Noise Control**

Excessive noise and/or nuisance by owners, residents, their guests, and workers is prohibited. No owner or resident of a condominium unit may make or permit any disturbing noises, as determined by the Board of Directors, in the building or on the condominium property, whether made by themselves, his or her family, friends, guests, pets or employees, nor may they do or permit to be done anything by such persons that would interfere with the rights, comforts, or conveniences of other residents. No person may play or suffer to be played any musical instrument, stereo, phonograph, radio, or television set in his or her condominium unit or on the condominium property if it in any manner disturbs or annoys other residents or owners on the condominium property.

I understand and agree **not to** play music (in my car and/or in my home) at a level that will disturb other residents. Bass speakers and subwoofers are prohibited when entering or within the community.

I understand that I have to control the loudness of group gatherings, TV, radios, and/or stereos, especially during evening and night hours when windows are open, as sound carries. Wind chimes are not permitted outside any unit. Bird and squirrel feeders and feeding wildlife is strictly prohibited.

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### **Posting of Meeting and Dates**

All meeting notices will be placed in the glass-enclosed board by the clubhouse. Any unit owner requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall submit, in writing to the Board of Directors, the statement or comment he/she desires to make at the meeting at least twenty-four (24) hours prior to the opening of the meeting. The speaker will be allowed a maximum of three (3) minutes for his/her comments.

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### **Lanais and Walkways**

**Cigarette butts must be disposed of appropriately.** No floor coverings, shades, blinds, or curtains shall be applied or installed to the lanai deck or screen enclosure unless approved by the Association. Laundry, rugs, towels, bathing suits, mops, or other similar articles shall not be hung or spread on the common elements of the condominium property where it would be visible from outside the condominium. Articles of any sort shall not be beaten, cleaned, or dusted by handling or extending from any window, door, or hanging over any railings. Items shall not be placed on the grass area for cleaning or painting.

No unit owner shall cook or barbecue on his or her lanai or terrace area. Outdoor cooking and barbecuing may only be done in designated areas determined by the Association. In addition, no unit owner shall use his or her lanai or terrace area for the purpose of storing personal property. The use of gas or charcoal grills on lanais is prohibited. **Electric grills only.** No propane gas grills or gas operated equipment shall be on Park Lake at Parsons Condominium property; it is prohibited by the Fire Marshall. The only outdoor cooking location is in the back of the clubhouse.

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### **Pool Rules and Regulations**

Every unit owner must know the pool rules and instruct their guests or renters accordingly. Safety is the first consideration. The rules of the pool area are clearly posted at the pool location. No running, jumping, horseplay, glass, food or alcoholic beverages are allowed in the pool area. The pool gates are to remain closed at all times. Do not prop gates open or provide entry with someone who does not have an access card. If your card does not work, contact the office during office hours and do not jump the fence to gain entry. There is no lifeguard on duty, swim at your own risk. If an extreme emergency arises, please dial 911.

- 1) All persons wearing diapers must wear protective covering to prevent spillage into the pool.
- 2) The pool shall close at 10 PM on the weekdays and 11 PM on the weekends and holidays.
- 3) Radios around the pool are forbidden, except when earphones are used.
- 4) Everyone must shower before entering the pool. Suntan lotions and oils must be removed before entering the pool.
- 5) No rafts, fins, balls or any other toys are to be left behind in the pool. The pool area shall be kept clean and uncluttered. No garbage shall be left behind.
- 6) If chairs or lounges are moved, they must be put back before leaving the pool area.
- 7) No animals (dogs, cats, etc.) are to be in the pool area unless it is a service dog registered through the Association.
- 8) No smoking in the pool or on the pool deck.
- 9) Owners/renters must accompany guest while at the pool. Two (2) guests per unit are allowed at the pool area.
- 10) Children under 13 years of age must be supervised by an adult at all times.

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#### **Vehicle/Parking**

Every vehicle must be registered with the office to obtain a Park Lake COA parking decal or guest pass. All vehicles must display a valid tag, in accordance to state law, and parking decal for Park at Lake Parsons Condominium at all times. Tags are to be kept up-to-date. Commercial vans lines; tractors-tractors must provide 24 hours notice prior so management can designate and arrange for parking.

No vehicle shall be parked in such a manner as to impede or prevent access to another parking space. **The following actions are NOT PERMITTED and are not limited to parking on the grass and/or parking on the curbs.** No repair of vehicles, except for emergency repairs, shall be made within the condominium property. Any vehicle that cannot operate on its own power for more than 12 hours is subject to removal. All vehicles must be parked facing forward and within the lines; **NO backing into parking spaces.**

The following vehicles may not be parked overnight at the condominium property under any circumstances, and may not be parked at the condominium property outside of the hours of 9:00 a.m. and 5:00 p.m. without Association approval: trailers, commercial vehicles, storage pods, motor homes, motorcycles, any vehicle that bears advertising or other markings or lettering visible on the exterior of said vehicle... No non-operational, unlicensed vehicles, those with expired licenses or registrations, or those with broken windows, lights, or other body damage may be parked for repair or restoration.

These parking rules will ensure the safety and security of every resident and prevent any harm and/or damage to the condominium property and the property of other residents. By following the parking rules, we can maintain the condominium property aesthetically pleasing.

**A violation of any of these regulations is subject to being towed at the expense of the vehicle owner.** Our property is patrolled by **Rite-Way towing 813-621-6965**, to enforce all of these policies. Signs are posted through the community. **Park Lake COA is not responsible for owner/resident vehicle that are towed. Owner/resident must contact Rite-Way towing.**

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**Speed Limit: PLEASE READ CAREFULLY**

The speed limit while driving in Park Lake at Parsons is **11 mph**. There are areas of the condominium property where the curve of the road makes it difficult to anticipate what is ahead. PLEASE RESPECT THE SPEED LIMIT FOR THE **SAFETY OF CHILDREN AND RESIDENTS.**

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**Amenities**

Building entrance doors to the clubhouse, fitness center, pool, and billiard room must stay closed at all times except to depart and enter. Skateboards, bicycles, and pets (unless it is a service dog) are not allowed inside, within/on or around the amenities. i.e. tennis courts, pool, clubhouse, billiard room, racquetball room, and fitness center. Initial \_\_\_\_\_

**Trash**

All garbage and refuse should be contained in tightly tied plastic bags. All boxes and cartons should be flattened by cutting the corners and folding them (or by thoroughly crushing) to be placed in the trash container. Refuse and garbage shall be deposited in the trash container provided for said collection. All residents must separate and dispose of recycling in the recycling bins. **At no time can a resident place trash outside of the front door.** Doing so will result in a fine issued by the board. **No furniture; electronics; paint; mattresses; cabinets; etc. are to be disposed in or around the dumpsters. Violators will be fined.**

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**Pets**

**Any resident may keep a maximum of two (2) pets** (defined as **only** dogs, cats, fish, and small birds) **per unit.** Dogs and cats may not weigh more than 30 pounds at maturity. **Commonly considered aggressive breeds are prohibited to reside and/or visit this community. This includes but is not limited to the following list of breeds and mix of breeds (SEE ATTACHED PET ADDENDUM).**

Animals must be current with all vaccinations and proof of such must be provided to the Association office as well as a photo of each pet upon move in. All dogs and cats have to be leashed at all times when outside the home pursuant to Hillsborough County Leash Law. It is the pet owner's responsibility to pick up and dispose of their pet's waste. If owner fails to do so, the Association has the right to take necessary action and enforce the matter.

The owner must obey any and all use and health regulations according to, but not limited to the ASPCA (American Society for the Prevention of Cruelty to Animals) concerning pets on the Property. No pet shall be permitted to behave in any fashion that could reasonably disturb the enjoyment of the property by other owners and their guests. Aggressiveness, viciousness, biting, or any behavior that causes injury or harm (includes emotional distress) to any person shall be grounds for the immediate removal of the pet from the property without the notice requirements below.

Pets are to be walked in the designated area only. Pets are not to be left on the patios unattended or caged. Pets are to remain inside the condominium when unattended. The pet shall not make disturbing noises such as barking or crying that interferes with other residents' quiet enjoyment of the property. The pet shall not be permitted to damage any common or limited common area of the property. **Feeding of birds, squirrels, cats, or other small animals is not permitted. No food or garbage shall be left behind to feed any animal.**

If a resident's pet behaves in a fashion which violates the rules and regulations, the Board is permitted to exercise the following remedies:

- a) On the first offense: The Property Manager/Association will send written notice to the resident via registered mail asking that the behavior be changed. If a second behavioral problem occurs during any twelve-month period, the Board of Directors may vote to order the pet removed via a simple majority of the Board, which vote may be held at any regularly scheduled meeting.

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**Fines**

The Board reserves the right to issue fines accordingly if any of the rules and regulations is not followed by residents and /or owners. If necessary, board will take legal action. The board has established a fining committee for all cases subject to being fined. **Initials** \_\_\_\_\_

**THESE RULES AND REGULATIONS WILL BE STRICTLY ENFORCED.**

In the case of any inconsistencies between the terms of the Declaration of Condominium for Park Lake at Parsons Condominium Association Inc, and these rules and regulations, the terms of the more restrictive provisions shall control, unless such terms of these rules and regulations are prohibited by the Declaration of Condominium and, in that event, the terms of the Declaration of Condominium shall control.

**Initial** \_\_\_\_\_

**DRUG FREE ADDENDUM**

In consideration of the execution or renewal of the lease of the dwelling unit identified in the Rental Agreement, Owner and Tenant agree as follows:

1. Tenant, any member of the tenant’s household, or a guest or other person under the tenant’s control shall not engage in criminal activity, including drug-related criminal activity, on, near, or within sight of the community premises. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C 802)). **Initial**\_\_\_\_\_
2. Tenant, any member of the tenant’s household, or a guest or other person under the tenant’s control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on, near, or within sight of the community premises. **Initial**\_\_\_\_\_
3. Tenant or member of the household **will not permit the dwelling unit to be used for, or facilitate criminal activity, including drug-related criminal activity**, regardless of whether the individual engaging in such activity is a member of the household or a guest. **Initial**\_\_\_\_\_
4. Tenant or member of the household will not engage in the manufacture, sale, storage, transportation, use, possession or distribution of illegal drugs and /or drug paraphernalia at any location, whether on, near, or within sight of the community premises. **Initial**\_\_\_\_\_
5. Tenant, any member of the tenant’s household, or a guest or other person under tenant’s control **shall not engage in acts of violence or threats of violence**, including, but not limited to, the unlawful discharge of firearms, on, near, or within sight of the community premises. **Initial**\_\_\_\_\_
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, **PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION**, but shall be a preponderance of the evidence. **Initial**\_\_\_\_\_

In case of conflict between the provision of this addendum and any other provision of the Rental Agreement, the provisions of the addendum shall govern.

Date\_\_\_\_\_

\_\_\_\_\_  
Owner or Representative for Owner

\_\_\_\_\_  
Resident-Print Name

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Resident-Print Name

\_\_\_\_\_  
Resident Signature

Bldg#\_\_\_\_\_ Unit#\_\_\_\_\_



**Park Lake at Parsons Condominium Association Inc.**



**Community Information**

**Schools**

<u>Brooker Elementary School</u> 812 Dewolf Rd. Brandon, FL 33511 (813) 744-8184 <a href="http://brooker.mysdhc.org/">http://brooker.mysdhc.org/</a>	<u>Burns Middle School</u> 615 Brooker Rd. Brandon, FL 33511 (813) 744-8383 <a href="http://burns.mysdhc.org/">http://burns.mysdhc.org/</a>	<u>Bloomington High School</u> 1700 E Bloomington Ave. Valrico, FL 33596 (813) 744-8018 <a href="http://bloomington.mysdhc.org/">http://bloomington.mysdhc.org/</a>
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**Utilities**

<u>HC Public Utilities (Water)</u> 925 E. Twiggs St. Tampa, FL 33602 (813) 272-5977 <a href="https://www.hillsboroughcounty.org">https://www.hillsboroughcounty.org</a>	<u>Tampa Electric (TECO)</u> 820 S 78th St. Tampa, FL 33619 (813) 223-0800 <a href="https://www.tampaelectric.com/">https://www.tampaelectric.com/</a>	<u>Waste Management</u> 5605 Cummings Lake Dr. Riverview, FL 33578 (321) 430-5360 <a href="https://www.wm.com/us">https://www.wm.com/us</a>
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Frontier (Telecommunications)

1-855-833-9278

Spectrum (Telecommunications)

1-844-359-1713

**Other Services Information**

<u>Brandon Regional Hospital</u> 119 Oakfield Dr. Brandon, FL 33511 (813) 681-5551 Open 24 Hours	<u>Brandon Regional Library</u> 619 Vonderburg Dr. Brandon, FL 33511 (813) 273-3652	<u>Post Office</u> 772 W. Lumsden Rd. Brandon, FL 33511 (813) 654-7671
<u>Hillsborough County Sheriff's Office</u> 520 N. Falkenburg Rd. Tampa, FL 33619 (813) 247-8300 <a href="http://hcsotampa.fl.us">hcsotampa.fl.us</a>	<u>Animal Emergency Clinic of Brandon</u> 693 W. Lumsden Rd. Brandon, FL 33511 (813) 684-3013 <a href="http://www.animalerbrandonfl.com">www.animalerbrandonfl.com</a>	<u>Tampa Department of Motor Vehicles</u> 3030 N. Falkenburg Rd. Tampa, FL 33619 (813) 635-5200 <a href="http://flhsmv.gov">flhsmv.gov</a>
<u>HC Fire Station #7</u> 1310 E. Bloomington Ave. Valrico, FL 33596	<u>Clerk of the County Court</u> 311 Pauls Dr. Suite 110 Brandon, FL 33511 (813) 276-8100	<u>Clayton Park</u> 862 S. Parsons Ave. Brandon, FL 33511 (813) 744-5595

**Tax Authority**

Doug Belden  
 Hillsborough County Tax Collector  
 (813) 635-5200  
<http://www.hillstax.org/>

**Homeowner's Association (HOA)**

Park Lake at Parsons Homeowner's Association  
 208 Lake Parsons Green, Office  
 Brandon, FL 33511  
 Phone: 813-409-3813      Fax: 813-409-2086      Email: [info@jpowellenterprises.com](mailto:info@jpowellenterprises.com)

**Driving Directions to the Community**

From I-75, take exit 275 toward Brandon (East). Follow HWY 60 (Brandon Blvd.) East to the intersection at S Parsons Ave.  
 Turn Right (South) onto S Parsons Ave. Then turn left at Lake Parsons Green/Vonderburg Dr.

# PET RULES AND REGULATIONS

Pets up to 30 lbs., 2 pets per unit, restricted breeds apply.

The following breeds or mix of breeds **are prohibited to reside and/or visit in the community:**

- Akita
- Alaskan Malamute
- American Bulldog
- American Pit-Bull Terrier (or any Pit-Bull mix)
- American Staffordshire Terrier
- Cane Corso
- Chow Chow
- Dalmatian
- Doberman Pinscher
- German Shepherd
- Great Dane
- Perro de Presa Canario
- Rottweiler
- Shar Pei
- Shiba Inu
- Siberian Husky
- Staffordshire Bull Terrier
- Wolf Hybrids

**Service animals are permitted with proper documentation.**

**Signature** \_\_\_\_\_

## Park Lake at Parsons causes for IMMEDIATE Towing Violations

Unit: \_\_\_\_\_

Date: \_\_\_\_\_

Listed below are vehicle infractions that will result in the vehicle being **IMMEDIATELY** towed when spotted by patrolling towing company.

**Initial**

- \_\_\_\_\_ 1. Vehicles must park **FACING THE CURB/ NO BACKING INTO PARKING SPACE**
- \_\_\_\_\_ 2. Vehicles in Tow away zones, sign posted and/or on pavement markings.
- \_\_\_\_\_ 3. Vehicles with No license plate.
- \_\_\_\_\_ 4. Vehicles in parked in a designated Fire Lane.
- \_\_\_\_\_ 5. No Commercial Vehicles, tractor, trailer, or large vehicle (over 1 ton) permitted.
- \_\_\_\_\_ 6. Vehicle parked in handicap space, ramp or unloading zone without handicap permit. **Handicap parked vehicle must display current Legal Placard**
- \_\_\_\_\_ 7. Vehicles blocking or parked in isle, roadway, sidewalk, curb or on the grass
- \_\_\_\_\_ 8. Vehicles Hindering access. i.e.  
Blocking dumpster, building entrances, loading docks or zones. etc.
- \_\_\_\_\_ 9. Vehicle taking up more than one parking space or parked over the line.
- \_\_\_\_\_ 10. Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
- \_\_\_\_\_ 11. Vehicle parked on property where "NO PARKING" is posted.
- \_\_\_\_\_ 13. Vehicles double parked behind another vehicle.

If your vehicle is towed, you must contact the towing company directly. Park Lake at Parsons COA does not have control over your vehicle when vehicle has been towed. Listed below is the information for the towing company operating at Park Lake at Parsons.

**AutoPros Towing & Recovery  
813-402-2911**

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Vehicle Tag#: \_\_\_\_\_ Make/Model: \_\_\_\_\_ Parking Decal#: \_\_\_\_\_

Vehicle Tag#: \_\_\_\_\_ Make/Model: \_\_\_\_\_ Parking Decal#: \_\_\_\_\_

**\*\*Park Lake at Parsons Condo Owners Association does NOT receive any compensation - money, advantages, or gains when vehicles are towed. \*\***