

Summit Owner's Association Parking Policy

The following parking policies will be adhered to by all owners, guests, visitors, vendors and employees of the Summit.

Vehicle Identification (Decals, Passes and Armbands)

Vehicle Definition: Any means in or by which someone travels, or something is carried or conveyed. Examples of vehicles are: Car, truck, trailer, bus, motor home, moped, motorcycle, etc., and all those which contain a VIN (vehicle identification number). All vehicles must display some sort of vehicle identification. Decals shall be used by owners and employees. Guests checking into the Summit shall be provided with Summit Passes which hang from rearview mirror. Alternate passes shall be provided to vendors, cleaners, Resort Collection, Student Breaks and Bikini Bob employees.

OWNERS & GUESTS

Owner Decals are issued to Summit Owners only. As of August 1, 2017, all owners are required to display blue decals which have identifying numbers on them. A maximum of two decals shall be issued per unit, no exceptions. Replacement decals may be obtained from the SOA office. If owner owns several units, Owner will be issued decals only for the actual vehicles owned and registered with the Association, via the Vehicle Information Form which will be maintained by the office.

Guest Passes are provided at check-in. The color of the Guest Pass changes weekly during season and monthly during off season. These passes have The Summit written on them. Front desk provides passes to Resort Collection rentals. Student Breaks and other management agents obtain passes by paying the registration fee at the front desk. Timeshare guests are provided passes via the timeshare office.

Guests of Owners who are not leasing the unit may obtain a guest pass from the SOA office. If the guest will be arriving after office hours or on the weekend, the owner should advise the office in advance so that they may provide the guest pass to Security for distribution.

EMPLOYEES & VENDORS

Employee Decals are issued to Summit Employees only. They currently display the old Red Decals and have a number, or their position written on them.

Resort Collection Employees may display decal from Edgewater Beach Resort or they must obtain an Employee Vendor Pass from Security.

Student Breaks and Bikini Bob Employees must obtain and display an Employee Vendor Pass from Security.

Vendors visiting the property shall be issued a Vendor Pass which shall reference the unit number of the owner they are performing services for. If a vendor has a vehicle that clearly displays the name and contact info for their unit, a pass will not be required, however Security will be required to document the unit or location the vendor is going to.

Cleaners who are performing unit cleaning for Summit Owners, Summit Timeshares or other management agents shall display a vendor pass. The pass shall display the name of the company/agent they are working for and/or the unit number of the owner they are performing tasks for.

DISPLAY OF DECALS AND PASSES

VEHICLES

All vehicles must have valid license and registration. All vehicles must display a decal or pass which should be visible through the windshield. All decals shall be affixed to the inside windshield on the driver's side, so that it may be viewed from the outside. For those who do not wish to affix the decal to their windshield, the decal may be laminated and placed on the driver side of the dash, so that it is visible.

Summit guest passes issued via Resort Collections and other rental agencies shall be displayed from the rearview mirror or placed upon the dash, so they may be viewed from the outside.

BOATS, TRAILERS, MOTORCYCLES AND MOPEDS

All boats, trailers, motorcycles and mopeds must have valid license and registration. No Moped or Scooter rentals are allowed on property at any time. Boats and trailers are permitted September through February only and must have appropriate Decal or Armband identification. Decals are issued to owners via the SOA office and Armbands are issued

through the front desk for rentals. Timeshare office issues armbands to timeshare guests. All other visitors see SOA office for assistance. NO boats or trailers are permitted during the months of March through August. Exceptions to trailer parking may apply during Bike Week at the discretion of the Board of Directors or the CAM. Note: Each boat or trailer constitutes one (1) parking space. Motorcycles and Mopeds are permitted year-round and must have appropriate Armband or Decal identification listing the unit number the vehicle is affiliated with. Armbands are issued through the front desk for all rentals, Timeshare office issues armbands to timeshare guests. All other visitors see SOA office for assistance.

NUMBER OF PASSES PER UNIT

Except during peak holidays or event weeks, each one and two-bedroom unit will be authorized two (2) parking passes, three-bedroom units will be authorized (3) parking passes and four-bedroom units will be authorized (4) parking passes. During peak holiday or event weeks, manager has the ability to institute a numbered parking pass policy. Each owner and/or registered guest will be given two passes, marked with a #1 and/or a #2. A #1 = Primary parking space which is a guaranteed parking spot in the Summit parking lot. A #2 is authorized for overflow parking, if it is available. If not the owner/guest would be directed to a parking area offsite. All passes may be issued directly by Security during these times, so that we are assured we are not exceeding parking capacity. Please note that each car, truck, boat, trailer, motorcycle or moped constitutes one pass or space.

OVERFLOW PARKING

During busy holiday weekends and special events there may be a need for additional parking. Overflow parking locations will be determined in advance, posted on the owner website and on the property as well. It is our hope that abiding by the one (1) pass per unit during these peak periods will assist in alleviating the parking dilemmas observed in past years.

NO DECAL/PASS OR INCORRECT DECAL

Replacement decals are issued via the SOA Office during business hours. If the office is closed, Security will issue a Temporary Pass issued with an expiration date of the following business day. Security will document and provide to the SOA office the unit and vehicle license plate number for follow-up or action.

OWNER PARKING SIGNS

The board of directors reinstated the spaces previously used as Reserved Parking for resident owners. They are to be used as Reserved Parking for Owners Only.

VEHICLE DECAL AND INFORMATION LOG

The Summit office maintains a log of all unit numbers and the decal numbers issued to each owner. In addition to this information the SOA will request owners submit a completed Vehicle Information Form. There will be space for information on two vehicles with Decals. Owners are requested to complete and return the form which asks for the following info: Name, Unit #, Make, Model and Color of Vehicle, State of Vehicle Registration and License Plate Number and Decal Number for each vehicle. If you do not affix your decal to the vehicle, you may provide additional vehicle information on the back of the form. The SOA office will update the Vehicle Decal & Information Log and provide Security with updated list on a regular basis.

PARKING VIOLATION

A Parking Violation form has been created and is being used at The Summit. The violation will be placed on the windshield of a vehicle if any of the following violations occur:

- Parked in Handicapped Parking (without ID); Parked in Unauthorized or "No Parking" Zone
- Vehicle has NO VALID PARKING PERMIT
- Boat/Trailer has NO VALID PARKING PERMIT
- Boat/Trailers not authorized March - August
- Rental Scooter not allowed on property
- Parked in Loading and Unloading Zone
- Other _____ (Other would be used for any other parking violation that may apply and the violation would be notated accordingly)

The bottom portion of the Violation Form contains info on the make, model, color, state and license plate number. When a violation is issued, Security completes the bottom portion, documents the violation on their log and turns the information into the office for follow up or further action, which may include towing if necessary. Copies of each of the Decals, Passes and Parking Violation forms currently being used will be included with the Parking Policy and will be retained in the SOA office. Please note that the vendor, visitor and housekeeping passes may be updated, using different colored passes for each. The parking violations are currently lime green in color and guest passes change in color as indicated earlier in the policy.