



6201 Thomas Drive • Panama City Beach, FL 32408
www.watercresthoa.com

Watercrest Owners' Association, Inc. Vehicle Registration and Armband Policy Effective May 1, 2023

Owner Vehicle Decals & Armbands:

All Owners must display their Association Decal or a registration pass to park a vehicle on the property and wear their owner armbands while on pool, Hot Tub, and Kid Pool areas. In accordance with the Association documents, Owners are permitted (2) parking spaces per unit. During the off-season September through May and at other times, as space permits, owners may park a third vehicle with prior approval from management. Each vehicle is required to have its own decal. There is no charge to owner(s) owners' decal or a parking pass for their personal use.

Owners may obtain their vehicle decal(s) and armbands at the Association office where they are recorded. An Owner must provide the office with their unit number and a driver's license as proof of identification.

Vehicle Registration and Armbands for Guests/Tenants:

Each vehicle on property is required to display a Registration Pass in the front windshield.

The fee schedule is as follows:

- Vehicle Registration: \$50; (2) vehicles/unit in season; during the off-season, a (3rd) Vehicle pass may be purchased for \$75 as space allows.
- The 3rd pass can only be issued through the association office and must be requested in writing via email no less than 3 days in advance prior to arrival. The 3rd pass must be approved by Management. All vehicles with a 3rd pass must park in the overflow lot. Violations of the 3rd parking pass on-site will result in the vehicle being towed.

Time Period:

Short Term Rental (Transient) – Valid for length of stay up to 30 days; New registration required every 30 days

Long Term Rental (Non-transient) – Valid for up to six months plus one day or longer, New registration required every six months.

Armbands:

\$5.00 each (required for guests age 8 and over). Armbands are used as a guest validation while on property. Children under the age of 12 must be accompanied by an adult to the pool area and remain with them at all times.

- Registration passes and armbands must be placed in the unit prior to arrival. Parking Passes and Arm Bands for guest use must be purchased in advance and left in the unit prior to guest arrival.
- The association office and security will only issue registration passes and arm bands to owners or their agents. Guest must obtain the passes and bands through the owner or their agent.
- Owner(s) immediate family members (Parents, Siblings, Grandparents, Children, Grandchildren) may receive complimentary family vehicle registration and pool bands. (2) vehicles/unit in season; during off-season, a (3rd) complimentary pass may be approved by management as space allows.
- Small trailers may be allowed as space permits outside of season from September 15th to May 15th in the overflow parking lot but are not guaranteed. Each trailer occupying a parking space must display a valid parking permit. Guest Trailer registration Passes are \$50 and must be approved by management and issued by the association office or security.
- Due to limited parking during peak holidays and High Peak rental season trailers and third vehicles will not be permitted to owners or guest. (i.e., Easter, Mother's Day, Father's Day Spring Break, Memorial Day, July Fourth, Labor Day for example)

Visitor parking:

Visitors may obtain a visitors parking pass from the association office or security if space is available which will be valid until 10:00 pm on the day of purchase. Visitors of guest at the Watercrest will pay a \$10.00 registration fee, plus purchase armbands for each person 8 years of age or older. Visitors of Watercrest owners do not pay a registration fee but must obtain a pass from the office or security. All visitor registration passes expire at 10:00 pm daily, which is in accordance with Watercrest quiet hours. Visitor Parking passes are not valid for overnight guest and will result in the vehicle being towed.

Visitor passes will not be issued to guest of guest during season from May 15th to September 15th.

Vendor, Agent, Cleaner & Contractor Parking:

Vendors, agents, cleaners, and contractors must visibly display a vendor pass on the dash of their vehicle. They must update their pass every 90 days. Passes can be received from the association office or security. A registration form is required to be completed by all vendors, agents, cleaners, or contractors before the pass will be issued.

Towing:

Only the Property Manager/CAM or their designee may authorize a vehicle to be towed. If a vehicle is found to be in noncompliance with this policy, a written warning will be placed on the vehicle. If the vehicle is still in non-compliance after 2 hours, it is subject to be towed. Photos of the vehicle will be taken to show the non-compliance of the vehicle and to document requirement of this policy. Security (if present on property) is not authorized to have vehicles towed but may issue written warnings and advise management or their designee of vehicles in violation.

The following vehicle violations will subject the vehicle to towing at the vehicle owner's expenses:

1. **Vehicles failing to properly display an Association parking/guest/vendor pass or decal.** Vehicles found parked on the premises without a parking pass properly and visibly will be towed at owner's expense. The registration pass must be filled out completely with the unit number, check-in and check-out dates facing outward/upright so it can be easily viewed.
2. **Inoperable Vehicles:** Inoperable motor vehicle or parts thereof may not be parked or stored within the Association's Property. An inoperable vehicle is one that cannot legally operate on the public roads of the State of Florida, i.e., invalid auto tags, missing major parts or left unprotected, evidence around the vehicle to show it has been standing in one place for extended period.
3. **Campers, RV's, Golf Carts, and Scooters:** These are not permitted to be stored or parked within the Association's Property.
4. **The use of (2) or more spaces by parking outside the demarcation lines:** The vehicle will be subject to towing.
5. **Invalid tag:** Invalid tag expired for one (1) month or more.
6. **Commercial Vehicles:** defined as any vehicle over one ton and all smaller vehicles bearing advertising signs or graphic markings. No vehicles over one ton can be parked on property overnight.
7. **Grounds for Immediate Tow (No Warning):** Obvious Signs of Trespassing, A person or persons vehicle that is seen to be obviously trespassing will be towed immediately. (i.e., No Pass in vehicle and they remove beach attire/equipment from the vehicle and go to the pool/beach.) a Vehicle parked in a handicapped space with out a handicapped tag or placard. Unapproved alterations to a parking pass, such as changing dates, laminating passes, obvious signs of reuse of parking passes.

Exceptions:

- Smaller commercial vehicles are permitted providing the signs and graphics are non-offensive and the vehicle is registered with the office.
- Owners can request exceptions by submitting a written request to the CAM via email generalmanager@watercrestoa.com .

Mechanical Work on Vehicles:

No mechanical work may be performed on vehicles within the Association's property, except the work necessary to move the vehicle to a repair facility.