

# **Braden Castle Association Inc.**

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## **BRADEN CASTLE ASSOCIATION RULES GOVERNING LAGOON AND OAK STREET PARKING February 9, 2016**

1. Hereafter, a prospective renter of Braden Castle Association parking must be approved by the Board of Directors and must reside within Braden Castle Park a minimum of ninety (90) days per calendar year.
2. Before approving the renting of a parking space, the Board of Directors must first determine that the prospect is a member in good standing within the Braden Castle Association or is a mobile home lot renter, home renter or mobile home renter of good repute. No applications for parking space will be considered unless the applicant can provide documentation showing the vehicle/trailer is directly owned by him/her and is duly licensed, registered and up to date. Failure to keep the vehicle/trailer tags/plates up to date will result in forfeiture of the parking space, upon removal of the vehicle/trailer by the city.
3. No commercial vehicles or vehicles with advertising shall be allowed a parking space within the Association property.
4. Only one (1) parking space will be allowed per individual or household. Vehicle may not exceed 35 feet in length. Open "utility" trailers may not exceed 25 feet long or 8 1/2 feet wide. Such trailers may only be accepted empty and must remain empty. No boat trailers or over-the-road flatbed trailers.
5. No third party owned vehicles/trailers will be permitted to use the Association's parking spaces.
6. No one will be allowed to hold or reserve a parking space for the use of others..
7. No sub-leasing of parking spaces will be allowed.
8. Should a parking space renter sell or otherwise dispose of his/her vehicle/trailer and has no immediate plans to continue use of the rented space, such space will be immediately forfeited. The space will be prorated and offered to the next available applicant. There will be no refunds.
9. Fees for the use of parking spaces shall be established by the Board of Directors. Failure to pay the required fees by January of each year will result in the immediate forfeiture of the leased space. Said leased space will then be made immediately available to the next qualified applicant.
10. All qualified individuals wishing to obtain a parking space will be required to register at the Association Office. Available spaces will be assigned on a first come, first

served basis at the full rate (no prorating). An applicant will be given ten (10) days to decide if he/she wants to rent the available space. If no decision has been made within that time period, the space will be presented to the next eligible applicant. Applicant/renter must receive by signature, a copy of these parking rules.

11. Fees (including increases) are past due after January of the same year. Renewals will be made only to those individuals who have maintained their good standing in the Association or rented community and who qualify for parking space according to the rules set forth in the preceding paragraphs. The Board of Directors cannot guarantee renewal of a parking space to any Association member, home renter or mobile home owner/renter.
12. If a parking space is forfeited, the vehicle owner is solely responsible for removing said vehicle within thirty (30) days.
13. Failure to abide by these rules and regulations will result in the immediate forfeiture of the rented space and fees paid.

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Applicant

Date