

TERRACES AT CELEBRATION

BICYCLE POLICY

AUTHORITY:

PURSUANT TO EXHIBIT 1: "DECLARATION OF CONDOMINIUM OF THE TERRACES OF CELEBRATION, A CONDOMINIUM ASSOCIATION", SECTION 17, PARAGRAPH 17.15, ENTITLED "CONDOMINIUM BOARD'S RULE MAKING POWER".

PURPOSE:

TO ESTABLISH A POLICY RELATED TO BICYCLES OWNED BY RESIDENTS OF THE TERRACES AT CELEBRATION, WHICH ARE PLACED IN COMMON AREAS THAT ARE REGULATED BY THE TERMS AND CONDITIONS SET FORTH IN THE ASSOCIATION'S COVENANTS.

BICYCLE STORAGE:

ALL BICYCLES PLACED IN THE COMMON AREAS OF THE TERRACES AT CELEBRATION MUST BE IN THE BICYCLE RACKS PROVIDED BY THE ASSOCIATION. BICYCLE RACKS ARE DESIGNED TO ACCOMMODATE A SPECIFIC NUMBER OF BICYCLES, AND AVAILABLE FOR USE ON A FIRST-COME, FIRST-SERVE BASIS. **BICYCLE RACKS INSTALLED UNDER THE STAIRWELLS ARE HEREBY APPROVED FOR UP TO A MAXIMUM OF THREE BICYCLES PER RACK, AND THIS INFORMATION IS TO BE NOTED USING APPROPRIATE SIGNAGE LOCATED NEAR EACH BICYCLE RACK.**

BICYCLES ARE NOT TO BE ATTACHED TO GUARD RAILS, PLACED UNDER STAIRWELLS, OR IN VEHICLE PARKING SPACES. BICYCLES IMPROPERLY PLACED WITHIN THE COMMON AREAS ARE SUBJECT TO REMOVAL BY THE ASSOCIATION MANAGER.

BICYCLE REMOVAL:

BICYCLES DETERMINED TO BE IMPROPERLY PLACED IN THE COMMON AREAS WILL BE TAGGED DURING THE WALK-THROUGH INSPECTIONS CONDUCTED BY THE ASSOCIATION MANAGER AND BOARD MEMBERS. BICYCLE OWNERS WILL THEN HAVE (7) SEVEN DAYS TO REMOVE THE IMPROPERLY PLACED BICYCLE. BICYCLES THAT ARE TAGGED, BUT NOT REMOVED WITHIN THE (7) SEVEN DAY PERIOD, WILL BE REMOVED BY ORDER OF THE ASSOCIATION MANAGER.

BICYCLES THAT ARE REMOVED CAN BE RECLAIMED BY CONTACTING THE ASSOCIATION MANAGER WITHIN 30-DAYS AFTER THE REMOVAL DATE. ANY BICYCLES NOT CLAIMED WITHIN THE 30-DAY TIME FRAME WILL BE TURNED OVER TO THE OSCEOLA COUNTY SHERIFF'S DEPARTMENT AS UNCLAIMED PROPERTY.

WARNINGS AND FINES:

THE OWNER OF THE IMPROPERLY PLACED BICYCLE WILL BE SUBJECT TO A WRITTEN WARNING OR FINE IN ACCORDANCE WITH THE FOLLOWING TABLE:

FIRST OFFENSE	WARNING
SECOND OFFENSE	\$25.00
THIRD OFFENSE	\$50.00
FOURTH OFFENSE	\$100.00

WRITTEN WARNINGS WILL BE SIGNED BY THE OWNER AT THE TIME THE BICYCLE IS RECLAIMED, AND THE ORIGINAL WARNING WILL BE PLACED IN THE ASSOCIATION'S FILES.

ALL FINES COLLECTED AS A RESULT OF IMPROPERLY PLACED BICYCLES, WILL BE USED BY THE ASSOCIATION TO ENHANCE AND MAINTAIN THE COMMON AREA BICYCLE STORAGE RACKS WITHIN THE TERRACES COMPLEX.

POLICY APPROVAL:

THIS BICYCLE POLICY HAS BEEN APPROVED BY THE TERRACES AT CELEBRATION OWNERS ASSOCIATION BOARD OF DIRECTORS AT THE MEETING HELD ON JANUARY 26, 2004.

REVISIONS (BOLD PRINT) APPROVED JULY 25, 2005