

## MARKETING MANUAL

COMMUNITY NAME	<u>Windemere Villas Apartments</u>	COMMUNITY #	<u>02</u>
SUBJECT	<u>Vehicle Information</u>	SECTION	<u>4.05</u>
ISSUE DATE	<u>August 2, 2019</u>	PAGE	<u>1</u>
		APPROVED	TFF <u>TF</u>

The following non-commercial types of vehicles are allowed on the property:

1. Privately registered passenger cars, mini-vans, station wagons, small and mid-sized SUVs.
2. Standard size passenger vans a may be permitted with advance written approval of Tom Flynn. Submit color photos with application showing all four sides of vehicle for determination. Consumer Reports classification will be used.
3. Compact and small unmodified pickup trucks may be permitted with advance written approval of Tom Flynn. Submit form with photos and exterior dimensions with application for determination.

The following guidelines will apply:

- a. No modifications are permitted including:
  1. Tool boxes or storage boxes
  2. Bed tops, camper tops, etc.
  3. Light bars, spot lights
- b. No signage, offensive or excessive number of bumper stickers
- c. No gun racks, raised suspension, off-road tires and oversized tires
- d. Vehicles must be for personal use only
- e. No storage in bed area. Bed must remain free of objects while vehicle is parked. Tonneau covers are permitted.
- f. No non standard paint or markings, including after market, multi-color, decals, etc. will be approved.
- g. Maximum dimensions(inches)
  - A. Height 72"
  - B. Width 76"
  - C. Length 215"

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h. The following list of Compact Pickup Trucks may be permitted:

Toyota Tacoma

i. The following are examples of full size pickups which exceed the size limitation:

Ford F-150 Regular Cab - 8' box (maximum) (227.9" long)

Ford F-150 Super Cab – 6'5" box (maximum) (231.9" long)

4. Large vans such as Ford Transit, Mercedes Sprinter etc. are not permitted.

**Back-in parking is prohibited.**

The following vehicles are prohibited from parking on the property:

1. Commercial vehicles, including any vehicle displaying advertising or signage other than auto dealer's name.
2. Motorcycles, mopeds and motor scooters.
3. Pick-up trucks, large SUVs and vans which have not been approved by Management.
4. Vehicles displaying any commercial signage (even if covered).
5. Work trucks, off-road vehicles and work vans, including unapproved pickup trucks.
6. Junk cars - A junk car is one which:
  - a. is not complete (for example a door, fender, or hood is missing),  
-OR-
  - b. has major body damage or is rusting (\$500.00 or more to fix),  
-OR-
  - c. does not display current license,  
-OR-
  - d. is not in running condition including flat tires.
  - e. is leaking fluids such as oil, transmission fluid, antifreeze, etc.

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### 7. Boats, trailers and recreational vehicles.

It is the leasing agent's responsibility to ascertain what vehicles will be parked on the property and verify compliance at the time the application is taken. If there is any question, then obtain Polaroid or digital photos and submit information to Clearwater for approval or denial.

#### Number of Vehicles

Not more than 2 vehicles per apartment.