

**BOARD RESOLUTION
FOR
DREXEL PARK TOWNHOMES I CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, Article 3, Section 3.12(e)(ii) of the Declaration of Condominium of Drexel Park Townhomes I, a Condominium ("Declaration") provides that the use of parking spaces may be regulated by rules and regulations promulgated by the Board of Directors of the Association;

WHEREAS, the Board wishes to implement rules and regulations governing the ability of the Board to rent additional parking spaces to Owners for use by their extended guests or other persons on a month-to-month basis;

THEREFORE, be it resolved as follows:

That Rule 38 of the Rules and Regulations for Drexel Park Townhomes I Condominium Association, Inc., shall be amended as follows:

38. Parking and Vehicle Restrictions

- (a) Improper or non-conforming vehicles may be towed by the Association at the Unit Owner's expense and liability, subject to applicable provisions of law.
- (b) Delivery or repair vehicles must park in visitor or guest spaces only and may not remain longer than 2 hours, unless parked in the main Common Parking area, except that any such delivery or repair vehicles, or other vehicles servicing a particular Unit, may park in the driveway appurtenant to that Unit during the time in which such vehicle is providing services, repairs or other deliveries to that Unit.
- (c) No Owner or guest may park in a parking space that has been assigned to another Unit Owner.
- (d) Motorcycles must provide reinforcement materials under kickstand to avoid making holes in the pavement.
- (e) No loud or modified muffler vehicles shall be allowed.
- (f) Bicycles, mopeds, tricycles, scooter (motorized or not) shall not be parked in front or sides of buildings or on the front porch, but may be stored in the patio.
- (g) No vehicle washing, repair or maintenance shall be allowed.
- (h) No vehicle shall be parked on any lawn or grassed area, sidewalks, curbs, landscaped area, traffic lanes, any area not striped and marked for parking, dumpster pads, or in any manner that will obstruct traffic.
- (i) No parking space or driveway may be blocked. This rule shall apply even if other space or driveway is assigned to the Unit Owner who is blocking the space.
- (j) Any vehicle with lettering or graphics will be considered as commercial vehicle and prohibited from parking unless parked in a garage with the door closed.
- (k) No vehicle shall be allowed to drip oil or other hydro carbons onto the driveways or parking areas.
- (l) No skateboards, motorized vehicles or bicycles shall be allowed on any walking path or sidewalk.
- (m) Developer and Declarant shall be exempt from these rules during construction and maintenance.
- (n) The parking spaces at the clubhouse are reserved for use of the clubhouse, including workout facility, mailboxes, pool and approved events at the clubhouse.
- (o) Handicapped spots shall be reserved for parking with a handicap sticker in accordance with Florida state law.
- (p) There shall be no overnight parking in the clubhouse common area parking spaces.
- (q) Residents can request a permit for overnight parking at the clubhouse in special

circumstances. The request must be made in writing to the Board at least 14 days in advance of the occasion.

GENERAL COMMON AREA PARKING

- (a) The common area parking spaces are reserved for guests and visitors.
- (b) Residents of Drexel Park are not permitted to park in these spaces
- (c) Parking in the general common area parking spaces shall be limited to 3 consecutive nights and 10 nights annually, by the same vehicle/visitor. This limitation applies to all general common area parking spaces throughout the community, excluding the clubhouse common area parking spaces.
- (d) This restriction is on the vehicle and not the parking space. In other words, a vehicle cannot be moved to another parking space and have an additional 3 consecutive nights or 10 nights annually.
- (e) In no event should any Owner or resident park more than 2 vehicles in the available driveway spaces, and no more than 1 vehicle in their available garage.
- (f) Notwithstanding the foregoing general rules, there will be five (5) parking spaces (one (1) from each parking area) which will be set aside, which the Association shall have the authority to rent, on a first come, first served basis, to owners wishing to rent an additional parking space for at least three (3) months. There will be a limit of one additional parking space that may be rented per Owner. The parking spaces may be rented for not less than three (3) months at a time. The Association shall have the authority to charge an exclusive use fee of Fifty Dollars (\$50.00) per month, with a minimum three (3) months payable in advance and non-refundable, in accordance with the provisions of Section 718.111(4), Fla. Stat. If, at any time, an Owner who has rented a space pursuant to this rule fails to pay such exclusive use fee in a timely manner, the Association shall have the authority to revoke such rental and the space may then be rented to another Owner for not less than three (3) months. If any such designated parking space is not being rented, then during the time in which it is not being rented for the exclusive use of an Owner, such parking space will revert to general common area parking, and will be governed in accordance with Paragraphs (a) through (e) above.

ON STREET PARKING

- (a) There shall be no on street parking at any time at Drexel Park.

**DREXEL PARK TOWNHOMES I
CONDOMINIUM ASSOCIATION, INC.**

Date

12/7/2015

BY:

Robert J. Kawecki, President