

Prepared by and Return to:
Tamar Duffner Shendell, Esq.
635 SE 10 Street, Suite 635A
Deerfield Beach, FL 33441

CERTIFICATE OF ADOPTION OF PARKING RULES AND REGULATIONS

WHEREAS the Declaration of Covenants and Restrictions for Palm Island Villas at Wilton Manors is recorded in the Public Records of Broward County, Florida in Official Records Book 39844, at Page 1411; and

WHEREAS, by approval of the Board of Directors at a duly noticed special meeting of the Board of Directors at which a quorum of the Board was present on April 1, 2021, the Board approved and adopted the attached Parking Rules and Regulations; and

NOW THEREFORE, the undersigned hereby certifies that the attached Parking Rules and Regulations were duly adopted.

IN WITNESS WHEREOF, PALM ISLAND VILLAS AT WILTON MANORS HOMEOWNERS ASSOCIATION, INC. has caused this Certificate of Adoption of Parking Rules and Regulations to be executed in accordance with the authority hereinafter expressed this ___ day of April, 2021.

Richelle Tankersley

Print Name: RICHELLE TANKERSLEY

PALM ISLAND VILLAS AT WILTON MANORS HOMEOWNERS ASSOCIATION, INC.

Curtis Fedder

Print Name: Julie Peter

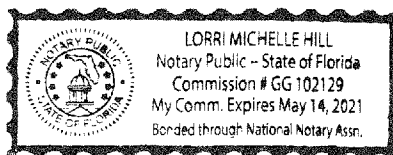
Curtis Fedder

By: Curtis Fedder, President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of April, 2021 by Curtis Fedder as the President of Palm Island Villas at Wilton Manors Homeowners Association, Inc., who is personally known to me or who has produced _____ as identification.

Lorri Michelle Hill
Notary Public
My Commission Expires:



PALM ISLAND VILLAS AT WILTON MANORS PARKING RULES AND REGULATIONS

The following parking rules and regulations shall apply to all owners, residents and guests at Palm Island Villas at Wilton Manor (PIV):

- A) Each lot in PIV has three designated parking spaces upon the lot: two in the garage and one in the driveway. The designated parking spaces are appurtenances to the unit to which they are attached and cannot be conveyed separately from the unit to which they are attached. Vehicles parked in the driveway must be parked parallel to the building so that the vehicle does not extend beyond the driveway.
- B) Each Owner is permitted to use one of the guest parking spaces on the Association's common elements for parking of a vehicle that displays a guest parking pass. PIV will provide each Owner of a unit with one guest parking pass which must be prominently displayed on the vehicle at all times while parked in a guest parking space. Vehicles parked in guest parking that do not display the guest parking pass are unauthorized vehicles.
- C) Only non-commercial passenger vehicles with a current automobile registration may be parked in driveways or guest parking spaces in PIV overnight. Commercial vehicles, including vehicles with commercial lettering, signs, equipment, ladders, ladder racks, or other components that indicate that a vehicle is used for commercial purposes, shall not be parked in PIV driveways or guest parking spaces and may only be parked in an enclosed garage with the garage door closed.
- D) Notwithstanding anything in these rules to the contrary, Commercial vehicles may be parked in driveways and guest parking spaces temporarily for pick-up and delivery and for repairs and maintenance services only between 8:00 a.m. to 6:00 p.m., and only when authorized by an owner or the Board of Directors.
- E) No other vehicles (including but not limited to campers, mobile homes, motor homes, trailers, recreational vehicles, ATVs, motorcycles, scooters, taxi-cabs, cargo vans, box trucks, semi-trucks, tractor trailers, vehicles used for storage and/or transportation of merchandise or equipment, etc...) may be parked in driveways or guest parking spaces in PIV. These unauthorized vehicles may only be parked in a unit's enclosed garage with the garage door closed.
- F) The Board of Directors shall make the final determination as to whether a vehicle is permitted to park in driveways and guest parking spaces in PIV.
- G) Parking on any grass, swale, streets or other area not designated for parking within PIV is strictly prohibited.
- H) All vehicles shall be parked front end first and between the lines of the guest parking space. No vehicle shall be backed into a guest parking space. No vehicle shall be parked in such a manner as to protrude beyond the guest parking space lines in the rear or on the sides of the parking space.

- D) Only one vehicle shall be parked in each guest parking space and no tandem parking is permitted.
- J) No vehicle that cannot operate on its own or that has an expired license or tag shall remain in a driveway or guest parking space for more than twenty-four (24) hours. No vehicle that leaks fuel or other fluids may be parked in a driveway or guest parking space.
- K) No vehicle repairs (except charging of battery or changing of a tire for emergency purposes) shall be made on the PIV property.
- L) Any violation of the parking Rules and Regulations may result in booting or towing of the vehicle ***AT THE OWNER'S EXPENSE***. PIV will only provide one courtesy warning for improperly parked vehicles. In addition, in the event that a vehicle is towed from PIV, the Association shall be held harmless for any damages incurred to a vehicle or other property.
- M) The speed limit throughout the PIV community is 15 mph.