

This Instrument was prepared by:
Steven R. Braten, Esq.
Rosenbaum PLLC
250 S. Australian Avenue, 5th Floor
West Palm Beach, Florida 33401

**CERTIFICATE OF RECORDING BOARD RESOLUTION
ADOPTING RULES AND REGULATIONS OF
CLOISTERS PROPERTY OWNERS ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT, pursuant to the Declaration of Restrictions, Reservations and Covenants for The Cloisters a/k/a Villages of Woodlake, which has been duly recorded on February 24, 1981 in Official Records Book 3469 at Page 1135 et. seq., in the Public Records of Palm Beach County, Florida (the "Declaration"), and the Amended and Restated Declaration of Restrictions, Reservations and Covenants for The Cloisters a/k/a Villages of Woodlake, which has been duly recorded on February 4, 1992 in Official Records Book 7110 at Page 525 in the Public Records of Palm Beach County, Florida (the "Amended and Restated Declaration"), as amended from time to time, and the Articles of Incorporation and Amended and Restated Bylaws, the attached Resolution of the Board of Directors of Cloisters Property Owners Association, Inc. was duly adopted at a meeting of the Board of Directors on March 21, 2019. This Resolution establishes rules and regulations regarding parking within certain common areas of Cloisters Property Owners Association, Inc. more specifically identified and described in the attached Resolution.

IN WITNESS WHEREOF we have affixed our hands this 21st day of March, 2019, at Greenacres, Palm Beach County, Florida.

**CLOISTERS PROPERTY OWNERS
ASSOCIATION, INC.**

Sharon Weber
Witness No. 1

By: Phyllis Lewis
Phyllis Lewis, President

Sharon Weber
(PRINT NAME)

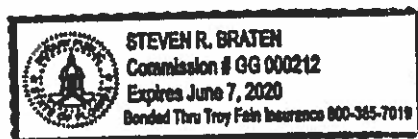
[Signature]
Witness No. 2

Attest: Katherine Smith
Katherine Smith, Secretary

WALTER BUIST
(PRINT NAME)

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 21st day of March, 2019, by Phyllis Lewis and Katherine Smith, as President and Secretary respectively, of **Cloisters Property Owners Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath.



[Signature] (Signature)
Steven R. Braten (Print Name)
Notary Public, State of Florida at Large

CLOISTERS PROPERTY OWNERS ASSOCIATION, INC.

A RESOLUTION BY BOARD OF DIRECTORS ADOPTING RULES AND REGULATIONS GOVERNING PARKING IN THE MULTIFAMILY PARKING AREAS ADJACENT TO MULTIFAMILY DWELLING UNITS

A meeting of the Board of Directors of Cloisters Property Owners Association, Inc. (the "Association"), was held on March 21, 2019, at 6:30 p.m., at the Clubhouse, located at 6000 Woodlake Boulevard, Greenacres, FL 33463, after duly noticing said meeting in accordance with the By-laws and Florida law, at which a quorum of the Board of Directors was present, and at which time upon motion duly made, seconded and carried by a vote of 5 in favor and 0 against, the following resolution was adopted:

WHEREAS, the Association is a Florida not-for-profit corporation created and organized for the purpose of managing and administering the community and Common Areas of Cloisters located in Greenacres, Florida (the "Community").

WHEREAS, pursuant to Article III of the Articles of Incorporation and Florida law, the Board of Directors of the Association is authorized to adopt rules and regulations governing the details of the operation of the Community, including the use and operation of the Common Area.

WHEREAS, there are a total of five (5) multifamily dwelling buildings within the Cloisters community (each a "Multifamily Building") consisting of units that do not have garages for owners of those units to park their authorized motor vehicles. Rather, there is a parking available in proximity to these units ("Multifamily Units") for unit owners ("Multifamily Unit Owners") and their guests to park their authorized motor vehicles. A copy of an aerial photograph of the Multifamily Buildings and corresponding parking areas (the "Multifamily Parking Areas") printed from the Palm Beach County Property Appraiser's Website illustrating the areas in question is attached to the Rules and Regulations adopted pursuant to this Resolution as **Exhibit "1"** (the "Aerial Photograph").

WHEREAS, the Board of Directors of the Association, in the exercise of its sound business judgment, has determined that it is necessary to designate a parking space for each Multifamily Unit Owner to utilize within the Multifamily Parking Area in front of each of the Multifamily Units to ensure the orderly parking of authorized motor vehicles in this section of the Cloisters community.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of Cloisters Property Owners Association, Inc., pursuant to its authority, hereby adopts the Rules and Regulations Governing the parking of Motor Vehicles in the Multifamily Parking Areas, as illustrated on the Aerial Photograph (hereafter the "Multifamily Parking Area Rules and Regulations"). A true and correct copy of the Multifamily Parking Area Rules and Regulations, as approved by the Board, is attached to this Resolution (hereafter referred to as the "Multifamily Parking Resolution") as **Exhibit "A"**.

IN WITNESS WHEREOF, this Resolution was hereby duly executed by the President of the Association and witnessed by its Secretary to certify the foregoing action taken by the Board of Directors this 21ST day of March, 2019.

CLOSITERS PROPERTY OWNERS ASSOCIATION, INC.

By: *Phyllis Lewis*
PHYLLIS LEWIS, as President

Attest:

By: *Katherine Smith*
KATHERINE SMITH, as Secretary

EXHIBIT "A"

RULES AND REGULATIONS GOVERNING PARKING IN THE MULTIFAMILY PARKING AREAS ADJACENT TO MULTIFAMILY DWELLING UNITS

1. The Recitals of the Multifamily Parking Resolution are hereby incorporated by reference as though set forth in detail.

2. The Association will designate one (1) parking space per Multifamily Unit for the Multifamily Unit Owners of that Unit to use for parking in each Multifamily Parking Area. Each designated parking space will be in as close proximity to the Multifamily Unit as is reasonably possible, which shall be determined by the Board of Directors of the Association in its sound business judgment.

3. The Association hereby grants each Multifamily Unit Owner a license to use their one (1) designated parking space for so long as the Multifamily Unit Owner is the fee simple owner of the subject Multifamily Unit. The Association will use paint or decal lettering to identify the parking spaces designated for use by the Unit Owner(s) of a Multifamily Unit with the address number of that Multifamily Unit (e.g., 6112, 6113, etc.). The license granted pursuant to this Resolution to each Multifamily Unit Owner to use one designated parking space in the Multifamily Parking Area is non-transferrable and may not be assigned by one Multifamily Unit Owner in a Multifamily Building to any other Multifamily Unit Owner or other Owner in Cloisters.

4. After parking spaces have been designated as described in paragraph 3 above, the Association will then designate the remaining parking spaces in the Multifamily Parking Areas as "Guest" parking spaces. The Association will use paint or decal lettering to identify guest parking spaces in the Multifamily Parking Areas as "Guest" parking. Parking spaces designated for "Guest" use shall be available for use by Multifamily Unit Owners who live in proximity to the Multifamily Parking Area adjacent to the buildings and their guests, on a "first come, first serve basis."

6. Each Multifamily Unit Owner shall register their current motor vehicles with the Association by completing the Association's motor vehicle registration form and providing a copy of a valid motor vehicle registration for each motor vehicle that will be parked in the Multifamily Parking Area or elsewhere within the Cloister Community so that the Association may track and confirm Multifamily Unit Owners are parking in their designated parking spaces or guest parking. If a guest of a Multifamily Unit Owner will be parked in the Multifamily Parking Area for longer than two consecutive days, the Multifamily Unit Owner will be responsible for registering their guest's motor vehicle with the Association. Failure to comply with this paragraph or these Rules may result in fines, a Unit Owner's motor vehicle being towed, and such other remedies available under Florida laws.

7. The Board of Directors of the Association may promulgate such additional rules and regulations, or new rules and regulations, with regard to the Multifamily Parking Areas as determined by the Board of Directors in its sound business judgment.

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March 18, 2019

EXHIBIT

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