



OVERSIZED VEHICLE DISCLOSURE

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Attention Owners and Residents,

Recently, the Association has been experiencing a substantial number of issues related to oversized vehicles being parked within the community. Recently, and in the past, the Association has attempted to make certain accommodations to these vehicles during certain hours to avoid potential issues stemming from vehicles being driven by visitors of residents. Specifically, Section 15.11 of Declaration entitled "Vehicles" states:

No boats, boat trailers, recreational vehicles, house trailer, motor homes, motorcycles, motor scooter, go-carts, motor bikes, commercial vehicles or other motor vehicles, other than four-wheel passenger automobiles and other four-wheel passenger vehicles and certain motorcycles which may be determined acceptable by the Board, shall be permitted on any portion of the Condominium Property, except for commercial vehicles furnishing goods and services during the daylight hours and except as the Association may designate for such use by appropriate rules and regulations. ***No vehicle which does not fit within a parking space or a garage with the garage door closed shall be allowed to be kept on the Condominium Property.*** The Association shall have the right to authorize the towing away of any vehicle which violates this Declaration or the rules and regulations of the Association, with the costs to be borne by the Dwelling Unit Owner or violator. In addition, the Board shall adopt rules and regulations: from time to time regulating and limiting the size, weight, type and place and manner of operation of vehicles within the Condominium Property. (Emphasis added).

Despite the Association's best efforts to provide accommodations, the above referenced language in the Declaration is quite clear that under no circumstances are vehicles supposed to be parked within the community that do not fit within either the dimensions of a parking space or within a garage with the door closed. The association has been advised to revert to enforce the policies of the docs.

Moving forward, commencing on March 1, 2025, no oversized vehicles will be permitted within the Association at any hours. To the extent you have already received a reasonable accommodation and/or have your vehicle registered that is considered oversized, that vehicle will be grandfathered in, and you will be permitted to continue parking the vehicle within the community. Once you have either sold or transferred that vehicle to a third party, that vehicle will no longer be permitted to be parked within the community and any subsequent vehicle you purchase will be required to fit within the dimensions of a parking space or within garage with the door closed without any exceptions being given. No commercial vehicles will be permitted parking permits for the community.

If you are curious about the size of your vehicle, feel free to contact the Association's management office to set up an appointment to size your vehicle. Vehicles are considered oversized if when they are parked front end in with front tires to the parking bumper, they do not extend into or over the painted parking lines length and / or width. In addition, no vehicle will be allowed to park in front of a garage door at any time except where the unit has an extended driveway(s). Vehicles must fit in the driveway, not to extend past the finger curb. ***Please be advised, that ANY vehicle that extends any part over a sidewalk can be towed at any time.***

We look forward to your anticipated cooperation as the Association seeks to uniformly enforce the language contained in its Declaration. Should you have any further questions or concerns, feel free to relate those concerns to the Association's management office.

Sincerely,

Cypress Pointe At Coral Springs
Condominium Association, Inc.
Board of Directors
Disclosure mailed to owners and tenants
on 2/26/25