

This instrument prepared by:  
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Jennings & Valancy, P.A.  
311 SE 13<sup>th</sup> Street  
Ft. Lauderdale, Florida 33316

**CERTIFICATE OF RECORDING CORPORATE RESOLUTION ADOPTING RULES AND  
REGULATIONS FOR LAS BRISAS AT CORAL BAY VILLAGE ASSOCIATION, INC.**

THIS CERTIFICATE OF RECORDING CORPORATE RESOLUTION is executed this  
11 day August 2020, by Las Brisas at Coral Bay Village Association, Inc., a Florida not for  
profit corporation, (hereinafter referred to as "Association").

WHEREAS the Association has been established for the operation of Las Brisas at Coral  
Bay Village Association, Inc. in accordance with the Declaration of Covenants, Conditions and  
Restrictions and related documents which were recorded in the Official Records in Book 18818  
Page 594, et. seq. of the Public Records of Broward County, Florida; and,

WHEREAS at a duly noticed Meeting of Board of Directors of the Association held on  
the 11 day of August 2020, at which a quorum of the Board was present, the attached Rules  
and Regulations were affirmed by majority vote of the Board of Directors and shall be enforced  
effective as of the date of the recording of this Certificate: and

IN WITNESS WHEREOF, the undersigned have set hands and seal this 11 day of  
August, 2020.

LAS BRISAS AT CORAL BAY  
VILLAGE ASSOCIATION, INC.

By: [Signature]  
Print: LAURA BENDER  
Title: President

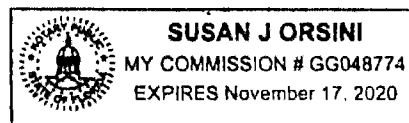
By: [Signature]  
Print: CARLTON HALL  
Title: Vice President

STATE OF FLORIDA       )  
COUNTY OF BROWARD   )

The foregoing instrument was acknowledged before me this 13 day of August, 2020  
by Laura Bender as President and by Carlton Hall as Vice  
President, respectively of Las Brisas at Coral Bay Village Association, Inc. a Florida not for  
profit corporation, on behalf of the corporation. They are personally known to me/have  
produced \_\_\_\_\_ as identification and did/did not take an oath

[Signature]  
Signature of Notary

My commission expires:



**LAS BRISAS AT CORAL BAY VILLAGE  
ASSOCIATION, INC.  
Rules and Regulations  
(08/11/2020)**

The Following Rules, Regulations and Procedures are hereby enacted by the Board of Directors in accordance with the provisions of the Declaration, By-Laws, Articles of Incorporation as well as the provisions of Chapter 720, Florida Statutes. These are intended to clarify portions of the current rules and regulations. Unless amended below the remaining rules and regulations remain in full force and are not affected.

**PARKING:**

1. All owners and/or tenants residing in the community as well as any guest, visitor or other invitee of the owner and/or the tenant must only park in the designated parking areas. There shall be no parking on streets, grassy areas, landscaped portions of the road systems, including cul-de-sacs, swales or in any manner that impedes a sidewalk, thoroughfare or access to and from driveways and other designated parking spaces. Parking is also prohibited on any unpaved portions of the common properties. Vehicles may only be parked on driveways or in a garage with the garage door fully closed. Vehicles may not be parked on the yards of lots.

**TOWING/BOOTING:**

1. Owners shall be responsible for any vehicles parked by their tenants, guests, visitors and invitees. Any improperly parked vehicle, whether owned by the home owner, their tenants or guests may subject the owner to fines of up to \$100 per violation and up to \$1,000 for continuing or repeated violations.
2. The Board shall designate, by resolution, a representative to coordinate and oversee the towing/booting of improperly parked vehicles.
3. The Board shall arrange for the installation of all appropriate signs in conformity with Chapter 715 and local requirements. (These should be provided by the towing/booting company and should contain the name, address and contact information of the towing/booting company).
4. Improperly parked vehicles will be subject to towing or booting at the vehicle owner's expense. Furthermore, the home owner may be subject to fines of \$100 per violation and up to \$1000 for continuing or repeated violations.

The Following Violations will result in the immediate towing of a vehicle at the owners' expense:

- Parking in Fire Lanes
- Parking in a designated handicapped area without proper placard or handicap license plate.
- Parking in designated "No Parking Areas"

- Parked in a manner that blocks the trash gates, blocking other cars or vehicles that are properly parked or parked in a manner that impedes the use of more than one parking space.
- Parking on a sidewalk or grassy area.
- Parking in the street or in any manner that impedes vehicular traffic on the community streets or in a manner that impedes access to driveways.