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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2672165

This instrument prepared by:
Richard A. Weller, Esq.
Najmy Thompson, P.L.
1401 8th Avenue West
Bradenton, Florida 34205

**CERTIFICATE OF AMENDMENT TO
THE RULES AND REGULATIONS OF
THE TOWNS AT LAKESIDE ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of the Towns at Lakeside (the "Declaration") was recorded as Instrument #2004194831 in the Public Records of Sarasota County, Florida, and

NOW THEREFORE, the Board of Directors has approved of the attached rules and regulations which shall remain in effect until amended further by the Board. The amended rules are being recorded in the Public Records of Sarasota County, Florida, pursuant to Section 720.306(1)(e), *Florida Statutes*.

The undersigned officers of The Towns at Lakeside Association, Inc., a Florida not-for-profit corporation, hereby certifies that the attached rules and regulations were approved and adopted by the requisite number of directors. The undersigned further certifies that this amendment was adopted in accordance with the Association's governing documents and applicable law.

IN WITNESS WHEREOF, the undersigned officer of the Association has executed this instrument this 30 day of April, 2021.

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

Witnesses to President's signature

Signed: [Signature]
Print Name: ALAN IRVINE

Signed: [Signature]
Print Name: Sungmin Ro

Signed by: [Signature]
Print Name: DENNIS HOLCOMBE
Print Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30 day of April, 2021, by Dennis Holcombe, as Vice President of The Towns at Lakeside Association, Inc. on behalf of the corporation. He or She is personally known to me or has produced as proof of identification

Notary Public [Signature]



THE TOWNS AT LAKESIDE
ASSOCIATION, INC

Authorized Vehicles, Storage, & Parking Policies

I. PREAMBLE:

A resolution pertaining to adoption of Parking Rules and Regulations for The Towns At Lakeside Association, Inc.

WHEREAS, the By-Laws, ARTICLE VI, Section 1 (a.), empowers the Board Of Directors to: Adopt and publish rules and regulations governing the use of the common areas and facilities, and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof; and

WHEREAS, the BY-LAWS, ARTICLE VI, Section 1 (c.), empowers the Board Of Directors to: Exercise for the Association all powers, duties, and authority vested in or delegated to the Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declarations; and

WHEREAS, The Board desires to ensure that the aesthetics of the community, are not diminished by the unsightly parking of vehicles on the grass and Common Areas, and that abandoned vehicles are not kept on the property and that commercial vehicles are not parked on the property in violation of the deed restrictions. Of greater importance, the Board is concerned about safety of the community to prevent Illegal Street parking which impedes the safe passage of vehicles throughout the community; and

WHEREAS, the Board of Directors has found it necessary to establish parking rules and regulations for The Towns at Lakeside Association, Inc. in order to ensure equitable parking arrangements as well as safe and attractive parking areas.

II. NOW THEREFORE, BE IT RESOLVED THAT the Board Of Directors, in a meeting held the 14 day of April, 2021, voted to adopt the following parking Rules, Regulations and Procedures in addition to those already contained in the Declaration Of Covenants.

A. Each lot in the towns has a garage where a motor vehicle is to be parked per, Declarations Of Covenants (Article IV, Section 37). A second vehicle is to be parked on the driveway. Some driveways in the community may legally accommodate additional vehicles. No portion of any vehicle shall when parked exceed the width of the concrete driveway (on either side) or extend over any portion of the sidewalk, and must be parked inline and not across the driveway or entrance section

B. Visitor/Guest Parking Pads in the community are to temporarily accommodate visitor/guest parking only, and on a first come first served basis. There is no entitlement for a homeowner or tenant to use a Visitor Parking Pad. Use of the Visitor Parking pads by a particular guest/visitor shall not exceed ten (10) day (inclusive of moving from one location to another to avoid the 10-day limit period) without special permission from the Property Manager.

C. The Parking Lot located at the eastern end of the subdivision at the end of Jonah Drive is for owner use only (no tenants, or visitor/guests). Owners; after their garage contains a vehicle and their driveway contains all of the vehicles it can legally accommodate (without being parked across the sidewalk), may use the parking lot, on a first come first served temporary basis for one additional vehicle only, for a period not to exceed forty eight (48) hours. Registered or non-registered; race cars, historical/collector vehicles, two (2) or three (3) wheeled vehicles, inoperable vehicles, ATVs (all terrain vehicles), golf carts, or the like, parked or stored in a owners garage will/shall/does not qualify or entitle an owner for one additional vehicle parking space in the Parking Lot. Vehicles must fit entirely within the lined spaces, and not encroach upon adjacent spaces, or be so long as to interfere with maneuvering within the lot. In the event that the lot is full or an owner needs additional parking, they may request permission from the CDD office at the Clubhouse to park in the Clubhouse parking lot.

D. No non-registered vehicles such as a car, truck, motor bike, motor cycle, motor scooter, moped, or the like, may be operated within the property or permitted to be parked or stored on any lot or any property owned or controlled by the Association.

E. No registered or non-registered off road vehicle such as a, two wheeled, three wheeled or four wheeled ATV (all terrain vehicle), go cart, golf cart, or the like maybe operated within the property or permitted to be parked or stored on any lot.

F. Except as hereinafter expressly provided, no boat, boat trailer, camper, motor/mobile home, trailer of any type, aircraft, glider, other equipment/machinery, or bus shall be permitted to remain on any lot or street, or common area within the property. All motor vehicles permitted to be on a lot must park at all times in the garage, or on the driveway, and shall not park on or over the grass or non-paved areas of the lot. Overnight parking on the street is strictly prohibited.

G. Any commercial, recreational or other vehicle parked, stored, repaired, serviced, painted, dismantled, rebuilt, constructed or operated in violation of the covenants, conditions, restrictions, or of any reasonable rules and regulations adopted by the Association from time to time may be towed away or otherwise removed by or at the request of the Association. The owner of the lot or dwelling unit to whom such vehicle belongs or to whom the operator of such vehicle is a family member, visitor/guest or invitee shall reimburse the Association for any costs incurred by the Association and the Association shall have the right to seek any and all available remedies to enforce collection of such reimbursement, including but not limited to filing a lien against the lot to secure payment. Any cost or expenses necessary to recover the towed or removed vehicle shall be borne by the owner or operator of the towed or removed vehicle. The Association Board of Committee Members, designee, management company representative or agent will not be responsible collectively or individually for any damage caused to a vehicle while being towed or stored.

H. In accordance with the City of North Port Ordinance, there is no parking on any street at any time, and all vehicles parked in the street are subject to ticketing by the City of North Port.

I. There shall be no parking on or over any grass, landscaped area, sidewalks, or any portion of a lot or Common Area. At no time shall any vehicle block access to a trash receptacle, mail kiosk, fire hydrant or Common Area. Parking shall only be permitted within designated parking spaces lying within Common Areas. The association has the sole, full and complete control over the use of the Common Areas for parking and other purposes.

J. When parking becomes a matter of concern for safety in the community, at the Board's discretion, the Board may hire the services of security, law enforcement or towing company to assist in enforcement of this parking policy, and they will/shall be considered an agent of the Association.

K. The Management Company shall ensure that the property is properly posted at all times for towing in accordance with current Florida Statutes. In the event that a member of the board and/or the property manager discovers that the towing sign or signs have been removed or damaged for any reason, the property manager shall be notified and the towing company will be contacted to ensure replacement of the sign or signs within a reasonable period of time.

L. The designated speed limit for all roads within the community is 20MPH. All vehicles travelling in excess of the posted speed limit on the community streets are subject to ticketing by the City of North Port.

M. Inoperable vehicles are not permitted to be stored, parked, or have repairs preformed, i.e., motor overhauls, oil changes, transmission repairs, etc., done on any lot or common area of the community. Vehicles that are inoperable due to a flat tire or dead battery shall be permitted to be repaired/replaced on-site and shall be given forty eight (48) hours, to make the necessary repairs.

N. The Board reserves the right to adopt at a later date additional rules and regulations as deemed appropriate. Such rules may include, but shall not be limited to, restrictions and policies regarding the use of common area parking spaces by owners and visitors/guests.

O. Without limitation the Association shall have the power and authority to proceed with enforcement action for any violation to established rules, regulations, covenants, conditions and restrictions to the fullest extent allowed by the law.

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

By: Dennis Holcombe Dennis Holcombe, Vice President 04/19/2021

Attest:
By: Scott Blattel Scott Blattel, Secretary 04/19/2021

I, Trevor Schorzmann, the Notary have verified
and witnessed both signatures.
Notary: [Signature]



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