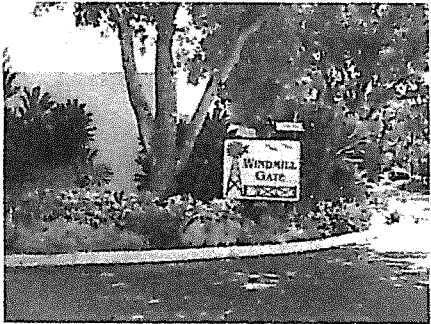




WINDMILL GATES COMMUNITY
P.O. BOX 4236
MIAMI LAKES, FL 33014

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. COMMERCIAL VEHICLES NOT PERMITTED (p. 1): Parking clause restricts pickup trucks or authorized work vehicles in direct violation of Fla. Stat. § 720.3075(3) (HB 1203).

Statutory / Legal Reference: Fla. Stat. § 720.3075(3)

Statutory Comparison: Fla. Stat. § 720.3075 as amended by HB 1203 renders unenforceable any covenant that prohibits an owner from parking a personal vehicle, including a pickup truck, or an emergency service/work vehicle in their driveway.

CURRENT WORDING IN DOCUMENT:

COMMERCIAL VEHICLES NOT PERMITTED _Year_ Year _ YearR Color_ Color_ Color _Tag# _Tag# ,Tag# For Office Use Only Section: Vehicle #2: Decal #: Vehicle #3: Decal #

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Notwithstanding any provision herein to the contrary, personal pickup trucks, law enforcement vehicles, emergency services vehicles, and work vehicles operated by a resident or owner may be parked in the resident's designated driveway or parking area, pursuant to Fla. Stat. § 720.3075.

RESIDENT INFORMATION AND VEHICLE REGISTRATION

Owner's / Renter's Information:

Address: _____

First Name: _____ Last Name: _____

First Name: _____ Last Name: _____

☐ Owner _____

☐ Renter Lease Term: From _____ To _____

Phone Number(s):

_____ ☐ Home ☐ Cell ☐ Work ☐ Other

_____ ☐ Home ☐ Cell ☐ Work ☐ Other

Email Address: _____

COMMERCIAL VEHICLES NOT PERMITTED

Vehicle #1: Make & Model _____ Year _____ Color _____ Tag# _____

Vehicle #2: Make & Model _____ Year _____ Color _____ Tag# _____

Vehicle #3: Make & Model _____ Year _____ Color _____ Tag# _____

ISSUE #1

For Office Use Only Section:

Vehicle #1: Decal # _____ Vehicle #2: Decal # _____ Vehicle #3: Decal # _____