

Sec. N/A (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:

No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, or recreational vehicles permitted on the HOA premises. No rental in the first year of ownership. Leases for less than 6 months (180 days) are prohibited without the approval of the Board to purchase my/our private home located at --VALUES- Per Broward County Property Appraiser: "We rely heavily on the forms which are presented to Broward County Recording Division when deeds are recorded.

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.

OASIS AT PALM AIRE ASSOCIATION, INC.
c/o Campbell Property Management
3500 Gateway Drive #202
Pompano Beach, FL 33069
Phone: (954) 968-4481

APPLICATION FOR PURCHASE OR TRANSFER

THIS APPLICATION REQUIRES NOTARIZATION OF BUYER'S SIGNATURE(S)

INSTRUCTIONS:

1. This application, the attached application for occupancy, and background authorization forms must be completed in detail by each proposed purchaser.
2. This application must be accompanied by a copy of the sales contract.
3. The Association has 30 days to complete its processing from the date of receipt of the fully completed application, all fees and any supplemental information required. If a question is not answered adequately or left blank, this application may be returned, not processed, and not approved.
4. The seller must provide the purchaser with a copy of all HOA Documents, Amendments, and Rules & Regulations.
5. All applicants must make themselves available for a personal interview with the Board of Directors for approval. Occupancy prior to Board approval is prohibited.
6. Purchaser must notify the Association office of the closing date and supply a copy of the Warranty Deed and Settlement Statement to the management office upon closing.
7. Use of this property is for single family residences only.
8. All applicants must provide Proof of Income: 1 month of pay stubs PLUS 2 months of bank statements.

FEES REQUIRED*:

1. \$150 non-refundable processing fee must be attached to this application, made payable to Oasis at Palm Aire.

*Acceptance of this fee does not in any way constitute approval of the application.

OCCUPANCY RESTRICTIONS:

1. Pets require prior board approval.
2. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, or recreational vehicles permitted on the HOA premises.
3. No rental in the first year of ownership.
4. Leases for less than 6 months (180 days) are prohibited without the approval of the Board.