

MARKUP #1 ->

such signs. Color of signs shall not be restricted.

(e) Only one (1) ~~such~~ sign shall be permitted in front of any one premises. Where the property abuts a waterway, one (1) additional sign shall be permitted at the rear of the property.

(f) Nothing contained herein shall be construed as prohibiting the same wording from being on both the front and back of the sign.

(g) All signs shall be erected on a temporary basis.

(h) Any ~~real estate~~ sign shall be removed within five (5) days from the date of closing or immediately upon the removal of the property from the market, whichever occurs first.

(i) Any homeowner notified of having a sign not conforming to the provisions of this regulation must remove it immediately upon receipt of notification. There ~~will~~ may be a fine fifty (\$50) dollar per day penalty assessed for each day the sign remains after notification up to the maximum amount of \$100 per day, or as otherwise may be permitted by Florida law.

12. Other Restrictions, Rules, and Regulations.

The following set of restrictions and regulations shall be adhered to by each homeowner, lessee, their ~~house~~ guests, or visitors:

(a) No owner, lessee, their guests or visitors shall make or permit any disturbance that will interfere with the rights, comforts, or convenience of others.

(b) All pets shall be kept in compliance with the codes of the city, county, and state.

(c) The owner of each pet shall be required to clean up after their pet in order to properly maintain lots and the Common Property~~common area~~.

(d) There shall be no assembling or disassembling of motor vehicles in the front yard except for ordinary maintenance, e.g., as the changing of a tire, battery, etc.

(e) No commercial trucks, campers, boats ~~and~~ or trailers may be parked in the front driveway or front yard of property for a period of more than seventy-two (72) hours.

ISSUE #1

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. m (p. 9): 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:

There shall be no assembling or disassembling of motor vehicles in the front yard except for ordinary maintenance, e.g., as the changing of a tire, battery, etc.

(e) No commercial trucks, campers, boats and or trailers may be parked in the front driveway or front yard of property for a period of more than seventytwo (72) hours.

(f) All owners shall comply with the City of Riviera Beach residential codes and regulations.

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.