

DECLARATION OF RESTRICTIONS, LIMITATIONS, CONDITIONS and AGREEMENTS
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MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE
 BOARD & COUNSEL REVIEW

Sec. PART II (p. 15): 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:
 Boat Canal - must be approved Boat slips - must be approved Boat slips - restricted use Boat slips - Subdivider's right to deviate Boat slips - use limited to members Boat use - Subdivider's right to deviate Boathouses - must be approved Boats-restricted use Boats - shall not interfere with canal navigation Boundary Line (front) - 25 foot minimum Boundary Minimum - 10 feet Breach of Restrictions - proceedings Building Plans Building Plans - Subdivider's right to deviate Buildings - Cannot be closer than 25 ft.

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.

ISSUE #1