

ISSUE #1

MARKUP #1 ->

obligation to comply with all governmental laws and regulations affecting their use of the lot, including but not limited to, zoning ordinances, set back lines or requirements imposed by any governmental or municipal authority.

8. LOCATION OF GARAGES AND PARKING.

No garage shall be erected which is separated from the main building on any lot or parcel. ~~No carports are otherwise permitted to be constructed, located or maintained on any lot or~~ parcel. No commercial vehicles, trailers or trucks of any kind nor any boats, boat trailers, personal watercraft, kayaks, canoes, campers, mobile homes or the like shall be parked overnight on or adjacent to the above-mentioned land without the express, prior written consent of the Section 20 Property Owner’s Association. Notwithstanding the foregoing, boats when located on boat trailers, personal watercraft, kayaks, canoes shall be permitted to be parked in driveways on a lot or parcel between the hours of 12:00 pm on any Friday and 11:59 pm on the following Sunday and recreational vehicles or motor homes shall be permitted to be parked in driveways on lots or parcels when they are being outfitted or prepared for a trip using such recreational vehicles or motor homes.

All unlicensed or inoperable vehicles shall be parked or stored in garages on lots or parcels. Any licensed and operable vehicles permitted by this provision to be stored or parked on a lot shall not be stored or parked on any portion of the lot or any of the improvements or areas including, without limitation, rights-of-way, culverts, cul-de-sac medians, or other areas adjacent or appurtenant to such lot, other than within the garages located at such lots or completely upon the paved driveways located on such lots.

No vehicles of any type including, without limitation, commercial vehicles, trailers, trucks of any kind, boats, boat trailers, recreational vehicles, motor homes, campers, mobile homes or the like shall be parked or stored on vacant lots or parcels; provided, however, vehicles may be parked on vacant lots or parcels when such vehicles are being used in connection with any work being done in connection with the planned construction of a home or dwelling unit on such lot or parcel.

Recreational vehicles, motor homes and campers may be parked on a driveway for a maximum of forty-eight (48) hours and not more than two (2) times per month.

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

Sec. c (p. 8): 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:

parcel. No commercial vehicles, trailers or trucks of any kind nor any boats, boat trailers, personal watercraft, kayaks, canoes, campers, mobile homes or the like shall be parked overnight on or adjacent to the above-mentioned land without the express, prior written consent of the

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.