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intensity lighting, including normal and customary Christmas or other holiday decorations, which do not unreasonably disturb other Owners or occupants of the Property, shall be allowed.

8.15 Air Conditioners. Wall or window air conditioning or heating units are not permitted.

8.16 Roofs; Solar Collectors; Roof Vents. Design Review Guidelines established by Declarant or the ARC may set forth differing standards or requirements for the types of roof materials or shingles for the different blocks of Lots within the Tradd's Landing Community. Roof materials (tile, architectural grade shingle, etc.) on Living Units shall be in compliance with the Guidelines for the block of Lots in which the Living Unit is being constructed. Solar collectors, roof vents and other installations on the roofs of structures, shall be permitted only at locations approved in writing by Declarant or the ARC, and may be required to be screened from view by landscaping or other suitable visual barrier.

8.17 Signs. Except as specifically provided hereafter regarding signs or stickers for security and/or alarm services, no signs, banners, billboards or advertisements of any kind, including without limitation, those of realtors, politicians, contractors or subcontractors, shall be erected or displayed anywhere within the Property, including in windows and on motor vehicles, other than by the Board of Directors for the Association and by Declarant. The Board of Directors and Declarant shall have the right to erect signs as they, in their discretion, deem appropriate. If any sign is erected in violation of this provision, the Declarant or the Association shall have the right to enter the property on which the sign is located and remove it. The foregoing shall not apply to signs, banners, flags, billboards or advertisements used or erected by Declarant or by residential builders constructing Living Units on Lots and who are expressly authorized by Declarant, nor shall such prohibition apply to entry and directional signs installed by Declarant and signs required by law. The foregoing provisions prohibiting signs, banners, flags, billboards or advertisements also shall not apply to signs or stickers on a Living Unit which are furnished by a commercial provider of security and/or alarm services notifying persons that such security and/or alarm services exist on premises for protection. Signs or stickers furnished by commercial providers of security and/or alarm services for the purpose of notifying persons that such security and/or alarm services exist on premises are permitted within the Property, subject to reasonable control and limitation by the ARC based upon review of the size, number and general appearance of any such signs or stickers.

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8.18 Trucks, Commercial Vehicles, Recreational Vehicles, Motor Homes, Mobile Homes, Boats, Campers, Trailers and Other Vehicles.

(A) No commercial vehicle of any kind shall be parked in the Property except for construction or service vehicles temporarily present on business.

(B) No boat, trailer, semitrailer, house trailer of any kind, camper, mobile home, motor home, bus, truck, or disabled, inoperative or unlicensed motor vehicle of any kind, may be parked, kept or stored in the Property unless it is fully enclosed inside a Structure. This restriction shall not apply to a pick-up truck for personal use of an Owner to a maximum of three-quarter (3/4) ton capacity. For purposes of

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

Sec. 8.18 (p. 28): 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:
Trucks, Commercial Vehicles, Recreational Vehicles, Motor Homes, Mobile Homes, Boats, Campers, Trailers and Other Vehicles.
(A) No commercial vehicle of any kind shall be parked in the Property except for construction or service vehicles temporarily present on business.

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.