

**PROPOSED AMENDMENT TO THE RULES AND REGULATIONS OF
DEERFIELD PINES ASSOCIATION, ATTACHED AS AN EXHIBIT TO
THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL
RECORDS BOOK 5383, PAGE 724, PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA**

***NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED
ARE LINED THROUGH WITH HYPHEN***

~~PARKING: No owner can assign his legal parking space to anyone, except by sale or lease of apartment. Owners shall observe the parking space assigned to them and park well within the line and close to curbs and stops. Only one parking space per apartment is permanently assigned to owner of said apartment. No trucks, campers, boats, or commercial vehicles shall be parked within complex (except for deliveries).~~

~~AUTOMOBILE PARKING SPACES: will be used for solely and exclusively for that purpose. Not permitted will be taxi cabs, cargo vans, pick-ups, commercial vehicles, automobiles used for storage or for transporting articles or merchandise or equipment for any business. The same conditions apply to any other type of vehicles. Automobiles leaking any automotive fluids on the pavement, vehicles that are not in running or operative condition or do not have a current or valid tags. Automobiles or mini-vans that have a window tinting that are so dense that the vision is impaired by adjacent automobiles cannot have a clear vision while backing out into the driveway. Boat trailers, any other type of trailers, mobile homes, dune buggies, open rail chassis, motorcycles and campers.~~

~~PARKING DECALS: Parking decals to be put on residents' automobiles for a check and control of improper use of parking vehicles in spaces not assigned for their use. Vehicles in violation will be towed away at the vehicles owner's expense. Legal tow away signs have been posted throughout the common elements.~~

PARKING:

- A) Each unit in Deerfield Pines has been assigned one parking space. Such assigned parking spaces are appurtenances to the unit to which they are assigned and cannot be conveyed separately from the unit to which it is assigned. No unit owner may rent, lease, assign or otherwise permit use of the parking space assigned to the owner's unit to any party other than the owner of the unit.
- B) For units that are owner occupied, the unit owner may obtain one Owner parking permit from the Association for one designated vehicle which vehicle is registered to the unit owner or the owner's permanent resident. The unit owner may only park this designated

vehicle in the parking space assigned to the unit and must display the Owner parking permit in the vehicle at all times when parked in the assigned parking space for the unit. The Board of Directors may, from time to time, designate specific areas for posting of the Owner parking permits on vehicles (rear, front, rearview mirror...). No other vehicle shall be parked in the parking space assigned to the unit nor shall the owner park the designated vehicle in a guest parking space.

- C) If a unit owner has more than one vehicle, the Association may issue to the unit owner one Resident parking permit for one designated vehicle which vehicle is registered to the unit owner or the owner's permanent resident. The unit owner may only park this designated vehicle in a guest parking space and must display the Resident parking permit in the vehicle at all times when parked in a guest parking space for the unit. The Board of Directors may, from time to time, designate specific areas for posting of the Resident parking permits on vehicles (rear, front, rearview mirror...). Resident parking permits will be issued on a first come first served basis and subject to availability of parking spaces. Further, no unit shall be entitled to issuance of more than one Resident parking permit at any one time.
- D) Visitors intending to park vehicles in guest parking spaces must display a Visitor parking permit at all times while parked in a guest parking space. Unit owners must submit a completed Visitor Parking Request Form to the Association in order to obtain a Visitor Parking Pass. Visitor Parking Passes will be issued on a first come first served basis and subject to availability of guest parking spaces.
- E) Parking in all parking areas in Deerfield Pines is limited to non-commercial passenger vehicles with a current automobile registration which do not exceed seventeen (17) feet in length. Permitted vehicles shall include, but not be limited to, the following types of vehicles which are NOT used for any commercial purpose: compact cars, sedans, coupes, minivans, pick-up trucks, and SUVs. Non-Commercial vehicles that are registered to a current approved owner or resident of Deerfield Pines as of the effective date of this Rule amendment that exceed the seventeen (17) foot length restriction will be permitted to park in the parking area for so long as the resident owns the vehicle provided the vehicle does not violate any other provisions of the Declaration or Rules. Replacement vehicles must comply with the length restrictions.
- F) Notwithstanding anything in these rules to the contrary, Commercial trucks shall be permitted to enter the property temporarily for pick-up and delivery and for repairs and maintenance services only between 8:00 a.m. to 6:00 p.m., and only when authorized by an owner or the Board of Directors.
- G) No other vehicles (including but not limited to campers, mobile homes, motor homes, trailers, recreational vehicles, ATVs, motorcycles, scooters, taxi-cabs, cargo vans, box trucks, semi-trucks, tractor trailers, dual rear-wheel pick-up trucks, vehicles used for storage and/or transportation of merchandise or equipment, etc...) shall be permitted to park on the Deerfield Pines property. Vehicles that have ladders, ladder racks, lettering, or other components that indicate that a vehicle is used for commercial purposes shall not

be parked in Deerfield Pines. The Board of Directors shall make the final determination as to whether a vehicle is prohibited from parking at Deerfield Pines.

- H) Parking on any grass, swale or other area not designated for parking within the community is strictly prohibited.
- I) All vehicles shall be parked front end first and between the lines of the parking space. No vehicle shall be backed into a parking space. No vehicle shall be parked in such a manner as to protrude beyond the parking space lines in the rear or on the sides of the parking space.
- J) Only one vehicle shall be parked in each parking space and no tandem parking is permitted.
- K) No vehicle that cannot operate on its own or that has an expired license or tag shall remain on the Deerfield Pines property for more than twenty-four (24) hours. No vehicle that leaks fuel or other fluids shall be permitted on the Deerfield Pines property.
- L) No vehicle repairs (except charging of battery or changing of a tire) shall be made on the Deerfield Pines property.
- M) Any violation of the parking Rules and Regulations may result in booting or towing of the vehicle **AT THE OWNER'S EXPENSE**. In addition, Deerfield Pines Association shall be held harmless for any damages incurred to the vehicle or other property.
- N) The speed limit throughout the Deerfield Pines community is 15 mph.