

Cape Royale Property Owners Association, Inc.

Second Amended Policy Resolution: Appropriate Off-Street Parking of Vehicles

WHEREAS the Board of Directors of the Cape Royale Property Owners Association, Inc. is responsible for the enforcement of deed restrictions within the community; and

WHEREAS The Board of Directors of the Cape Royale Property Owners Association, Inc. is required to enforce the deed restrictions pursuant to the Articles of Incorporation; and

WHEREAS the Board of Directors is empowered by State law and by the governing documents of the Association to make and enforce rules and guidelines for deed restriction enforcement; and

WHEREAS the Board of Directors recognizes the ambiguity of the many deed restriction provisions for off-street parking, for the purpose of clarification has defined appropriate off-street parking; and

WHEREAS there is a need to amend the Policy Resolution – Appropriate Off-Street Parking of Vehicles adopted August 22, 2007; and

WHEREAS, it is the intent that this resolution shall be applicable to all lots within all existing and future sections of Cape Royale pursuant to the authority granted by the governing documents and shall remain in effect until otherwise rescinded, altered, or amended by the majority vote of the Board of Directors, and,

NOW THEREFORE, be it resolved that:

1) **Definitions:**

- a) "Vehicles" – Automobiles, trucks, boats, boat trailers, vehicles primarily used for commercial purposes, tractors, recreational vehicles (ATV's, golf carts, etc.), trailers (either with or without wheels), campers, and camper trailers.
- b) "Appropriate Space" – Any area prepared for parking a vehicle that is located according to the applicable deed restrictions and in accordance with the rules and policies of Cape Royale including the Construction Information Manual and other policies established by the Architectural Control Committee. The "Appropriate Space" must have an ACC Form 8 approved by the ACC. Grass, dirt, or any other unprepared areas are not appropriate.
- c) "Maintained" – The "Appropriate Space" must be maintained and grass free.

2) **Policy:**

- a) Parking of vehicles on all streets is prohibited except for temporary situations. Off street parking is permitted on any appropriate space on the property. Recognizing that Cape Royale is a recreational community and properties could have particular circumstances restricting parking areas, every effort should be made to locate vehicle parking in areas that maintain the overall aesthetics of Cape Royale.