

Dear Homeowners:

Commercial Vehicles have increasingly become an issue in the community, and since the development of this subdivision, the covenant rules and restrictions (CRRs), which should have been provided to you when you purchased your home, state the following restrictions:

Section 3.5. Parking. No truck or van, boat, trailer, recreational vehicle, commercial vehicle or other types of non-passenger vehicles, equipment, implements or accessories shall be parked, stored or otherwise kept on any portion of the Property unless the same are fully enclosed within the garage constituting an integral part of a Unit. The term "commercial vehicle" shall include, without limitation, all autos, trucks, vans and other vehicular equipment, which bear signs or shall have printed thereon any reference to a commercial undertaking or enterprise or which are otherwise reasonably obvious as to their intended use. Vehicles regulated by this Section which are in the process of loading or unloading shall not be considered to be "parked" so long as such vehicles shall not be kept on the Property overnight. Further, the Association may promulgate further rules and regulations affecting the parking of any vehicles on the Lot which appear in the best interests of all Owners. Anything contained herein to the contrary notwithstanding, the phrase "truck or van" is not intended to apply to minivans and sport utility vehicles used for domestic purposes and possessing no commercial markings or signage.

From time-to-time, it becomes necessary to review, revise, and clarify rules and restrictions to provide a more specific policy to ensure consistency throughout the community.

The purpose of having restrictions on commercial vehicles in a gated community is due to various factors that include, but are not limited to:

- Road and property damage caused by larger, heavier vehicles due to width and weight-bearing limits;
- Increased parking challenges due to the number of spaces a commercial vehicle occupies;
- Diminished visual appeal of the community, which can impact lower property values;

As of July 1, 2023, the attached Commercial Vehicle policy will be implemented. This should provide reasonable time for those with commercial vehicles to comply with the policy.

Please read the policy thoroughly, and if you have any questions, please contact the Board for further clarification. Thank you.

SAMPLE RESTRICTIONS FOR COMMERCIAL VEHICLES:

Commercial Vehicles. No commercial vehicles may be kept on any Lot and/or within Common areas, with a few exceptions (see below). ***Homeowners with commercial vehicles are required to either store their vehicle in their garage, remove their signage (such as magnetic signs), or cover their vehicles with professional car covers when not in use (example: .***

The Board of Directors may approve other exceptions, based on a case-by-case scenario. Approved and excepted vehicles must be drivable, well-maintained, and clean with no fluid leakages, damage, faded paint, or other unsightly condition.

Prohibited Commercial vehicles are defined as:

1. Any truck or vehicle with payload capacity in excess of one (1) ton that may or may not have advertising signage, with few exceptions* (see below);
2. Any vehicle used for the purpose of transporting persons for hire (such as busses, vans, taxis, etc.), with few exceptions* (see below);
3. Any vehicle designated, used or maintained primarily for the transportation of property (such as package delivery, moving vans, moving pods or storage containers, courier services, etc.), with few exceptions* (see below);
4. Any vehicle used for pulling or towing (trailers, tow trucks, etc.);
5. Any vehicle used for recreational purposes (includes boats, campers, ATV trailers, horse trailers, RVs, or modified vehicles that serve recreational purposes, etc.);
6. Any vehicle used for construction;
7. Any vehicle used for providing services to another person or entity for a fee or profit;
8. Any vehicle that is fully wrapped or painted, advertising a business, service, or product;
9. Any company-owned vehicle issued by a company for use by an employee;
10. Any truck with a modified bed for the purpose of any type of work activity and not for personal household use.
11. Any vehicle with visible work equipment located on the outside of the vehicle, such as ladders, pipes, tools, commercial equipment, etc.
12. Any other vehicle of a size that would not fit in a standard garage.

Excepted and Approved Commercial vehicles include:

1. Any law enforcement, government, or emergency vehicles (less than one (1) ton); Per Florida State Statute (S.B. 476), law enforcement officers are automatically excepted from any and all HOA commercial vehicle prohibitions;
2. Any personally owned vehicle used for independent business purposes that have either removable signage or no more than one-third (1/3) of the vehicle wrapped or painted (includes Lyft, Uber, real estate or insurance agents, medical providers, mobile notaries, cosmetic or direct sales consultants, food or floral delivery);
3. Any commercial vehicle dispatched for emergency response for specific periods of time (such as utility workers, roofers, construction and renovation services, insurance companies, military, government agencies, non-profit charities, and other agencies or organizations temporarily assisting with disaster recovery or emergency response services.

4. Storage pods, moving trailers or moving vans (up to 26 feet), may be permitted for no more than three (3) days, with written permission from the Board or Community Manager. Moving vans that are too large to fit in the driveway, without blocking the sidewalk or street, will need to be parked on the street in an approved area that does not hinder traffic flow, block street signs, or impairs the safety of the community, which may result in parking down the street when not in use. For further clarification or direction, please contact the HOA Board or Community Manager
5. Recreational vehicles and trailers (up to 22 feet) may be permitted for no more than two (2) days, with written permission by the Board or Community Manager.