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KATHLEEN F. DE BLAKER
CLERK OF CIRCUIT COURT
PINELLAS COUNTY, FL.

89 JUL 28 PM 4:29

CASA DEL SOL ASSOCIATION, INC.

WITNESSETH:

WHEREAS, the Board of Directors of Casa Del Sol Association, Inc. (hereinafter referred to as "Association") has the power to operate and maintain the four condominiums located in Pinellas County, Florida, known as Casa Del Sol Alhambra Condominium, Casa Del Sol Barcelona Condominium, Casa Del Sol Cadiz Condominium, and Casa Del Sol Madrid Condominium, all as described in Official Records Book 5443 at Page 1451, Official Records Book 5843 at Page 1413, Official Records Book 5633 at Page 2053 and Official Records Book 5872 at Page 1971, respectively, (hereinafter referred to as "Condominiums"); and

WHEREAS, Association, by and through its Board of Directors, has the authority to adopt reasonable rules and regulations governing the use of the property within the Condominiums; and

WHEREAS, the Board has deemed it to be in the best interests of the health, safety and welfare to adopt and amend rules relating to vehicle restrictions and towing of unauthorized vehicles;

NOW, THEREFORE, the Board hereby resolves as follows:

1. The above recitations are true and correct.
2. Attached hereto as Exhibit "A" are revised Rules which the Board adopts as of the date of these presents.
3. Any previously existing Rule relating to the subject matter addressed in Exhibit "A" is hereby repealed and annulled, and the attached Rules hereby supersede the previously existing Rules in their entirety. Additions to the Rule are shown by underlining, deletions are shown by striking through, and new additions to the Rules are indicated as such.

IN WITNESS WHEREOF, the undersigned officers acknowledge that Exhibit "A" was properly adopted by the Association, as entered into the minutes of the Association, and are the Rules which shall henceforth govern the use of property within the Condominiums.

DATED this 18th day of July, 1988.

Witnessed:

[Signature]

CASA DEL SOL ASSOCIATION, INC.

By *[Signature]* (SEAL)
Jeanne Keiper President

Casa Del Sol Madrid

01 RECORDING
REC 19.50
DS
INT
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REV
19.50

16:35:20
01 RECORDING 1 \$19.50
TOTAL: \$19.50
CHANGE: \$0.00

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN
CONDOMINIUM PLAT BOOKS 65, page 73
79, page 38, 39
71, 110, 111
80, 35, 36

LAW OFFICES
BECKER, POLLAKOFF & STREITFELD, P.A. • BARNETT BANK PLAZA • 1150 CLEVELAND STREET • SUITE 420 • CLEARWATER, FL 34615
TELEPHONE (813) 443-3781

OR6800P60078

Mary Alice Steigman

Attest:

Mary Jung, Secretary
Mary Jung, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS) SS

BEFORE ME, the undersigned authority, personally appeared JEANNE KEIPER, and MARY JUNG, to me known to be the President and Secretary, respectively, of CASA DEL SOL ASSOCIATION, INC., and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 18th day of July, 1988.

Rosalie A. Casey

My commission expires:

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 27, 1991
BONDED THRU GENERAL INS. FUND.

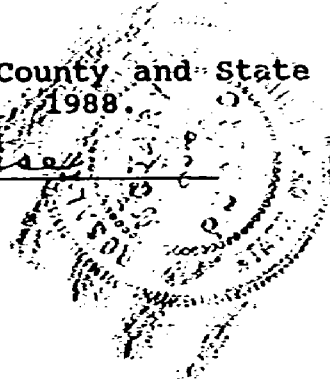


EXHIBIT "A"
PROPOSED AMENDMENT TO RULES AND REGULATIONS

OR 6800PG0079

CASA DEL SOL MADRID ASSOCIATION, INC.

~~13. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their Condominium Apartment. No occupant's vehicle shall be parked in the common roadways or in such a manner as to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their guests, tenants, licensees or invitees to park vehicles in the driveways or parking areas of other owners. Driveways, garages and parking areas are intended for the parking of private transportation vehicles and shall not be used for the storage or parking of recreational vehicles, commercial vehicles, equipment or craft. Occupants may not repair or service their vehicles within the parking area.~~

13. Parking shall be permitted in designated areas for passenger automobiles, passenger station wagons, and passenger-carrying vans only.

The following vehicles are prohibited from parking anywhere on the condominium property: trucks, pick-up trucks, vans (other than passenger vans), travel trailers, utility trailers of any kind, commercial vehicles, motorhomes, recreational vehicles, campers, boats, boat trailers, buses, motorcycles, mopeds, passenger vehicles without current registration clearly indicated thereon, as well as vehicles which cannot operate on their own power for more than seventy-two (72) hours.

This prohibition of parking shall not apply to temporary parking of trucks and other commercial vehicles which are temporarily parked on the condominium property while services are being provided to occupant(s) of the condominium. Where such vehicles are to be parked on the condominium property for more than one (1) calendar day, it shall be the duty of the resident of the unit to notify the Association or the management company of the presence of such vehicle and the length of time it will be on the condominium property for purposes of rendering services to the occupant of the unit.

For purposes of this rule, the following definitions shall apply:

- (a) "Vans, trucks and pick-up trucks" means vehicles with any sort of weight carrying capacity whatsoever, which have a compartment or bed for carrying cargo, as opposed to passengers. Regardless of whether such vehicles have a cover or "topper" for the cargo-carrying area, they shall be deemed to be trucks or pick-up trucks for purposes of this rule. Registration passenger automobile shall not be deemed to allow the vehicle on the property if it fits the description described herein. The term "trucks" is specifically intended to include open-bed vehicles not used for commercial purposes such as traditional pick-up trucks, El Caminos, Rancheros, and vehicles of similar type or designation. Vehicles commonly marketed as Jeeps, Broncos, Blazers, Wagoneers, and other types of vehicles which may have different names but which are similar to those vehicles shall not be defined as "trucks" for purposes of this rule. Passenger automobiles and passenger station wagons shall be defined as autos, vans and station wagons exclusively used for carrying passengers.
- (b) "Commercial Vehicles" means all vehicles of every kind whatsoever, which from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial marking, signs, displays, or otherwise indicates a commercial use. This term shall also include any vehicle which is registered to a corporation or other business venture, or which carries tools, equipment, inventory, cargo, data or any other cargo or material which is used in commerce.
- (c) "Bus" means all vehicles of any kind whatsoever, manufacturer, designed, marketed or used as a bus, for transport of greater number of passengers or goods than automobiles are customarily manufactured, designed, marketed or used to carry, but excluding vehicles manufactured, designed or marketed as passenger, cargo or like vans.

(d) "Campers" means all vehicles, vehicle attachments, vehicle toppers, trailers or other enclosures or devices of any kind whatsoever, manufactured, designed, marketed or used for the purpose of camping, recreation or temporary housing of people or their personal property.

(e) "Mobile Homes" means any structure or device of any kind whatsoever, which is not self-propelled but which is transportable as a whole or in sections, which is manufactured, designed, marketed or used as a permanent dwelling.

(f) "Motor Homes" means any vehicles which are self-propelled, built on a motor vehicle chassis, and which are primarily manufactured, designed, marketed or used to provide temporary living quarters for camping, recreational or travel use. Vehicles satisfying the foregoing criteria and which contain shower facilities, restroom facilities, and full cooking facilities shall be considered motor homes.

(g) "Boats" means anything manufactured, designed, marketed or used as a craft for water flotation, capable of carrying one or more persons, or personal property.

(h) "Trailers" means any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed or used to be coupled to or drawn by a motor vehicle.

The Board of Directors shall have the authority to make and amend reasonable rules restricting the parking of vehicles on condominium property, including restricting the number of vehicles an owner or approved lessee may park upon the property

Bicycles are permitted but riding shall not be permitted on sidewalks, walkways, docks or on lawn areas. Riding is permitted on open asphalt areas, but at the owner's own risk.

Bicycles shall be parked only in such areas as may be designated by the Board of Directors for that purpose. As indicated above, motorcycles and mopeds may not be parked on the condominium property for any period of time whatsoever. The term "motorcycle" shall mean and be defined as any vehicle which is registered with the State of Florida as a motorcycle, or is marketed, advertised or sold as a motorcycle. The term "moped" shall include vehicles which are marketed, designed or advertised as a moped, and which are registered with the State of Florida as a moped.

Vehicle maintenance may not be performed on the condominium property. For purposes of this section, vehicle maintenance shall include, but not be limited to, changing of oil and other engine fluids, changing of tires, engine maintenance or repair, except that a flat tire may be changed to permit the vehicle to operate under its own power. Car washing is permitted in designated area(s) only.

No vehicle which is not currently licensed or cannot operate on its own power shall remain on the premises for more than seventy-two (72) hours. As used in this section, the term licensed shall mean that the vehicle displays, at all times, a license plate or license tag to which is affixed a sticker indicating that the vehicle is currently registered with the State of Florida or other state as the case may be. Any member of the Board, or any of the Board's agents, who has reasonable cause to believe that a vehicle is unable to operate on its own power shall affix a sticker thereto notifying the owner of the vehicle that it is considered to be in violation of the condominium rules and regulations. The owner of such vehicle shall have seventy-two (72) hours from the date and time affixed to the sticker to respond to the Board or its agent and demonstrate that the vehicle can operate on its own power. If the owner cannot so demonstrate or if the owner does not contact the Board, the vehicle may be towed at the owner's expense.

Any vehicle violating any provision of this section shall be towed at the owner's expense. Any damage caused to or by the towed vehicle will be the full responsibility of the owner of the towed vehicle. The Board, or its agents, shall have the authority to affix stickers to the vehicle indicating a violation of these rules and regulations. Any stickering of a vehicle will not constitute a waiver of the Board's right to tow the vehicle and nothing contained herein shall be construed to require the Board of affix a sticker to the vehicle before towing it.