

**THE TOWNHOUSES OF PLANTATION CONDOMINIUM ASSOCIATION**

**AMENDMENT TO THE PARKING RULES AND REGULATIONS**

**WHEREAS**, The Bylaws of The Townhouses of Plantation Condominium Association ("Bylaws") provides that the Board of Directors ("Board") has all of the powers and duties necessary for the administration of affairs of The Townhouses of Plantation Condominium Association ("Association") and may do all acts and things as are required by the Florida Condominium Act ("Act") or condominium instruments to be exercised and done by the Association;

**WHEREAS**, The Bylaws authorizes the Board to make and amend any rules or regulations;

**WHEREAS**, The Bylaws provides general parking restrictions for certain vehicles on the Condominium Property; and

**WHEREAS**, the Board has deemed it necessary to amend the rules that have been established for use of the Common Element parking, including limited common element parking areas, for the Condominium.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of adopts the following Amendment to the Parking Rules and Regulations.

**PARAGRAPH I. GENERAL PROVISIONS J shall be amended as follows:**

J. **GUEST PARKING.** Guests shall be allowed to park vehicles in the Common Element (Non-Reserved) parking spaces designated as "Guest Parking". In order to equally allocate the use of the Guest Parking in a reasonable manner as to each Unit, the Association will be engaging the services of an Independent Third Party Company that will provide a website based Guest Parking Allocation System. The Unit Owners shall deal directly with this Third Party Company, and the Association assumes no responsibility for each unit owner's activities with The Third Party Company. The approved resident, approved tenant, or approved unit owner will need to access the Association Third Party Company Parking Website and register their Guests. Guest Parking will be extremely limited and available only on a first come first serve basis. Each Unit shall be limited to a maximum number of Guest Parking Spaces Registrations per year. Said maximum shall be determined by the Association and subject to change as to the Board's reasonable discretion.

Neither a vehicle that should have a Reserved NOR Non-Reserved parking decal is permitted to park in a Guest Parking space at any time. A vehicle may only be parked in a Guest Parking space for up to seventy-two consecutive hours, after which time the vehicle will be subject to towing at the vehicle owner's sole cost and expense.