

Stoneybrook at Venice Association, Inc.
A Florida Not-For-Profit Corporation

RESOLUTION OF THE BOARD OF DIRECTORS
TOWING POLICY

ADOPTED: 2/22/2024

WHEREAS, Stoneybrook at Venice Association, Inc. (“Association”) is the Florida not for profit corporation charged with the rights and duties associated with administering the operations of Stoneybrook at Venice (“Community”) pursuant to the Association’s governing documents including the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (“Declaration”), as recorded as instrument number 2018055826, Public Records of Sarasota County, Florida, and the Bylaws of Stoneybrook at Venice Association, Inc. (“Bylaws”) as recorded as instrument number 2017013943, Public Records of Sarasota County, Florida, and the Articles of Incorporation for as all documents may be amended from time to time;

WHEREAS, Article 11 of the Declaration provide that the Board has the authority to adopt rules and regulations related to the use of Association Common Areas and Lots;

WHEREAS, Section 4.1F of the Amended Bylaws and Articles of Incorporation recorded as instrument number 2017013943 provides that parking should only be in the Owner’s respective garage or driveway. Vehicles **shall not be parked on the private streets serving the community, or in the clubhouse parking lot (except when using the clubhouse and/or amenities)**, and not on the grass, sidewalk, or any other part of the common area and;

WHEREAS, Section 6.14 of the Declaration prohibits all, “commercial vehicles”, “trucks”, “boats”, “campers”, “trailers” ATVs, motorcycles, motorscooters, mopeds, and motor homes as defined in the Declaration from being in the Community or on Community property unless fully enclosed in a garage, and;

WHEREAS, Section 6.14 of the Declaration prohibits parking anywhere EXCEPT in the Owner’s individual driveways and/or garage. Street parking is for a MAXIMUM of 4 hours. NO OVERNIGHT parking anywhere except Owner’s driveway and/or garage.

THEREFORE, in consideration of the above and after significant due diligence to consider the matter, it is hereby resolved as follows:

1. Subject to applicable laws and ordinances, any vehicle parked in violation of the parking restrictions contained in the Declaration or other Rules and Regulations may be towed by the Association at the sole expense of the vehicle owner. (p. 17 of 49).

Owners in Stoneybrook Venice are responsible for all tenants, guests, family members, vendors and friends that visit in Stoneybrook. If you, your tenants, guests, family members, vendors and friends violate the parking rules, you (owner) will receive the citation. The penalties for these violations are as follows and apply to the household, even if it is a different vehicle each time:

- (a) First parking violation – Warning which is noted in your file
- (b) Second Violation - \$100.00 fine and written warning in your file

(c) Third Violation – vehicle will be towed at owners expense.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a duly noticed meeting of the Board of Directors of the Association, where a quorum was present, which meeting was called for such specific purpose and held in accordance with the current Bylaws and Articles of the Association and in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, this Resolution has been executed this ____ day of February, 2024.

STONEBROOK AT VENICE HOA, INC.

By: Cheryl Cooper, LCAM