

RESOLUTION BY THE BOARD OF DIRECTORS

OF

CARRIAGE POINTE HOA, INC

The Board of Directors met on the 25th day of February, 2025 at a duly convened Board Meeting to discuss rules governing designated parking areas.

Article VI, Section 13. Parking and Garages

Each Owner and other residents residing at the Owner's Unit shall park only in the garage or in the driveway serving the Unit owned by such Owner. Any guests or invitees (including service contractors) to a Unit must also park in the garage or the driveway serving the Unit or, if parking in such garage or driveway is not available, then parking by such guests or invitees is allowed in any permitted parking spaces or designated parking areas in the Common Area that may exist, as may be directed by the Board of Directors, or on Common Area private roads within the Neighborhood Area, but only to the extent permitted under this Neighborhood Declaration and any applicable rules and regulations adopted by the Board of Directors, in which case parking may or may not be assigned and shall be further subject to such reasonable rules and regulations as the Board of Directors may adopt for the Neighborhood Association. Any parking on Common Area private roads within the Neighborhood Area by guests or invitees to a Unit shall be on an occasional, not unreasonably recurring, basis and limited to (a) parking for occasional parties or similar social gatherings at the Unit and (b) in the case of business invitees, parking only during performance of business services to the Unit, and in no case shall such parking on private roads within the Neighborhood Area be overnight or block any driveway serving a Unit. Further, no parking of any kind is permitted on yards, medians or sidewalks within the Neighborhood Area. Parking on any public roads within the Neighborhood Area (which are not a part of the Common Area) is subject to the applicable ordinances, codes, or regulations adopted by the City of Fort Pierce or St. Lucie County from time to time.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors as to the adoption of the following Rule concerning designated parking areas:


1. Designated parking areas in the Common Area exist at the mailbox units by the dog park.
2. Parking vehicles in the designated parking areas is not assigned.
3. Parking vehicles in the designated parking area is acceptable by owners, guests, or invitees on an occasional, not unreasonably recurring basis.
4. If a vehicle is to be parked in the designated parking area for longer than five (5) days, notice must be given to the property management company of the following:
 - a. Make, model, and license plate of parked vehicle
 - b. Dates the vehicle will be parked in the designated parking area

5. As the designated parking area is not for storage of vehicles, no vehicle will be permitted to park continuously in the designated parking area for longer than ten (10) days.
6. Vehicles parked in the designated parking area must be operable and have current registration.
7. Vehicles parked in the designated parking area must fit wholly into the parking space and follow all posted signage.
8. No parking is permitted in the handicap parking spaces without proper decals, permits, or license.
9. Vehicles parked in the designated parking area must not block USPS mail access to the mailbox units.
10. Overnight parking is parking on the roadway between the hours of 1:00 am and 6:00 am.
11. All vehicles parked on the roadway must be parked with the flow of traffic.
12. Vehicles not following parking rules may be subject to fines or towing.

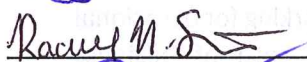
ADOPTED by the Board of Directors at a duly convened meeting on this 25th day of February, 2025.

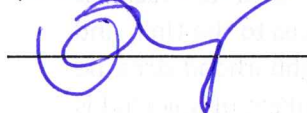
Carriage Pointe HOA, INC


_____, President


_____, Vice President


_____, Treasurer


_____, Secretary


_____, Director