

Board of Directors Resolution

The Townhomes at Marbella on Cypress

WHEREAS, the Townhomes at Marbella on Cypress, Inc. (herein referred to as “association”) are governed by the Articles of Incorporation, Declaration of Covenants, Conditions, and Restrictions (herein “declaration”), the association Bylaws (herein “bylaws”), and chapter 720 of the Florida Statutes.

WHEREAS, the bylaws empower the Board of Directors to adopt, publish, promulgate, and enforce rules and regulations governing the use of the Community by the Members, tenants, and their guests and invitees, and to establish penalties and/or fines for the infraction thereof subject only to the requirements of the Florida Statutes, if any.

WHEREAS, in Section 8 of the bylaws titled “Rules and Regulations; Use and Restrictions,” it states: The Board of Directors may, from time to time, adopt and amend reasonable rules and regulations governing operation, use, maintenance, management, and control of the Common Areas and the operations of the association.

WHEREAS, in Section 12.3 of the declaration titled “Suspension of Common Area Use Rights; Fines,” it states: The Association may suspend, for a reasonable period of time, the rights of a member or a member’s tenants, guests, or invitees, or both, to use common areas and facilities, and may levy reasonable fines, not to exceed the amount allowed by law, against any member, or any tenant, guest, or invitee.

WHEREAS, it is necessary for the association to be able to identify vehicles parked in the common areas as the property of members or member’s tenants, guests, or invitees for the purpose of regulating parking, enforcing rules and regulations, and the general security of the community.

NOW, THEREFORE, BE IT RESOLVED that all members and member’s tenants shall register their vehicles with the association within 60 days of the adoption of this resolution. New members or tenants shall register their vehicles with the association within 30 days of the filing of a deed or execution of a lease. Information provided to the association will consist of, but is not limited to, the color, year, make, model, license plate number, and vehicle owner’s name as filed with the department of motor vehicles. Members and member’s tenants are required to notify the association of the addition, removal, or changes in the status of any vehicle associated with their unit. For any member or member’s tenant who fails to comply with the requirements set forth in this resolution, the association may assess a fine and suspend privileges in accordance with our governing documents and the Florida statutes.

I, the undersigned, do hereby certify:

1. That I am the duly elected and acting Secretary of Townhomes at Marbella on Cypress, Inc; and
2. That the foregoing constitutes a Resolution of the Board of Directors, as duly adopted at a meeting of the Board of Directors thereof, held on 09/21/2020.

IN WITNESS WHEREOF, I have hereunto subscribed by name, on this date of Sep 22, 2020.

Colleen Maffey
Colleen Maffey (Sep 22, 2020 15:38 EDT)

Secretary, Board of Directors
Townhomes at Marbella on Cypress, Inc.