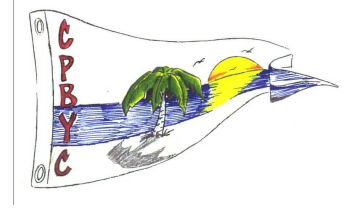


Coco Plum Beach Yacht Club  
150 Coco Plum Drive  
Marathon, Florida 33050  
*In the Florida Keys!*



**Resolution of the Board of Directors of  
Coco Plum Beach Yacht Club Condominium Association, Inc.  
For the purpose of Creating a Regulation to  
Regulate Parking of Vehicles within the Common and Limited Common Areas**

WHEREAS Coco Plum Beach Yacht Club, a condominium is a legally established Condominium Association organized under Florida Statute 718, and

WHEREAS the Association responsible for the operation of the Condominium is COCO PLUM BEACH YACHT CLUB CONDOMINIUM ASSOCIATION, INC., and

WHEREAS the Declaration of Condominium states to wit: "12.06 Reasonable regulations for the use of the Condominium property, and especially the common elements and limited common elements, may be promulgated by the Association." and

WHEREAS the By-Laws of COCO PLUM BEACH YACHT CLUB CONDOMINIUM ASSOCIATION, INC., delegate powers to its Board of Directors under Article 2.03 of the By-Laws including 2.03(c), to wit: "2.03: Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Condominium, and may do all such acts and things as are not by law, by the Declaration, or by these Bylaws directed to be exercised and done by the owners. The powers and duties to be exercised by the Board of Directors shall include, without limitation, the following: 2.03(c) The adoption, distribution, amendment, and enforcement of regulations governing the use and operation of the Condominium and the use of the common elements, including, without any limitation upon the foregoing, any and all easements, subject to the power of owners, to change any such regulations by such a majority as the Declaration may prescribe." And

WHEREAS the Declaration of Condominium states to wit: "5.03 There shall be one (1) parking space for use by the owner of each unit located in the easement described in Section 3.03 of this Declaration, which shall be designated by a number corresponding to the number of that unit, as identified in Exhibit D attached to this Declaration and incorporated by reference into it." and

WHEREAS the Declaration of Condominium states to wit: "6.02 Each condominium parcel shall have appurtenant to it as a limited common element the parking space described in Section 5.03 and designated for it in accordance with Exhibit D to this Declaration. Any remaining parking spaces not assigned shall be fully controlled by the Association, which may use or assign them in its discretion, which includes without limitation the charging of a rental for any space so assigned. Any such parking space controlled by the Association shall be numbered or identified by the Association." and

WHEREAS the Declaration of Condominium states to wit, "31.07 Subject to the requirements of Article XXIX of this Declaration, the Association may make reasonable regulations to provide for the assignment of parking spaces not being used by the owners of the parcels which they are appurtenant." and

WHEREAS the number of non-assigned parking spaces is limited,

NOW THEREFORE IT IS RESOLVED by the Board of Directors of COCO PLUM BEACH YACHT CLUB CONDOMINIUM ASSOCIATION, INC., to establish and promulgate a regulation to REGULATE PARKING UPON THE COMMON ELEMENT AND THE LIMITED COMMON ELEMENT as specified below, to wit:

1. Parking spaces shall be ten (10) feet wide where ever practicable. Boundaries between parking spaces shall be identified by painted lines or by contrasting color of the pavers. Parking spaces shall be numbered for the purposes of assignment to the individual units as follows. Starting at the south end of the property, the space immediately adjacent to the north side of the bathhouse shall be designated as a temporary parking space as described below. The space immediately to the north of that space shall be assigned to unit number 50. Proceeding north, spaces shall be assigned to each unit in turn such that the assigned space is located as close to the unit it is appurtenant to as is reasonable and practicable. Once there are enough spaces between unit boundaries to accommodate non-assigned spaces between assigned spaces, an effort shall be made to alternate assigned spaces and non-assigned spaces such that assigned spaces are immediately across from each unit when possible and non-assigned spaces are reasonably and evenly distributed throughout the remaining parking area. Assigned and non-assigned spaces will be alternated where practicable, but the overriding criteria shall be that each assigned space is located as close to the corresponding unit as is reasonably feasible.

2. All non-assigned parking spaces within the Association shall be designated as GUEST parking spaces with the exception of the space immediately adjacent to the north side of the Association's bathhouse. This space is designated as a temporary parking space limited to the parking of any one vehicle for a duration of 20 minutes or less during any given hour. As per 6.02 of the Declaration of Condominium, the Association reserves the right from time to time to change the designation and assignment of any or all non-assigned parking spaces.
3. If an owner or an owner's tenant has only one vehicle, it must be parked wholly within the assigned space appurtenant to the owner's unit. No owner or owner's tenant may keep more than two vehicles on association property at any one time, one of which must be parked wholly within the assigned space appurtenant to the owner's unit and the other parked in a Guest space. Vehicles must be parked such that no part of the vehicle extends into the roadway and/or extends into any other parking space. Parking spaces designated as GUEST spaces are available on a first come, first served basis and shall not be reserved in any way for use by anyone. The allowing of up to two vehicles does not in any manner imply that each unit is entitled to two parking spaces, and specifically prohibits owners from "allowing" others to "use my 2<sup>nd</sup> space" in an effort to circumvent the regulation restricting the number of vehicles per unit to two. An exception to the two vehicle limitation is automatically granted to owners or tenants who occasionally require more than two spaces for the limited use of visiting guests, but it shall be entirely at the discretion of the Association as to what constitutes a legitimate guest and as to how long guest vehicles will be permitted to remain on Association property. It is anticipated that the number of guest vehicles will be limited and that guests shall be day visitors only, with occasional overnight visits. The parking of guest vehicles is not permitted on a long-term basis.
4. If an owner or owner's tenant or guest desires to park a motorcycle on the common element or limited common element in addition to a vehicle, the motorcycle shall not be counted as a separate vehicle provided it is parked wholly within the assigned parking space such that a vehicle can also be simultaneously parked within the assigned space in compliance with this regulation. If the motorcycle is parked within either an assigned space or a guest space such that another vehicle cannot also be simultaneously parked in the space as per this regulation then the motorcycle shall be counted as another vehicle and shall be subject to the two vehicle regulation as above.
5. No RV's, campers, camper trailers, storage trailers, or any other type of trailer shall be parked overnight in any common area or limited common area of the association. RV's and trailers, other than boat trailers, are permitted to be parked wholly within a single parking space for a brief period of time (no more than two hours) for the purpose of loading and unloading only. Boat trailers are subject to a separate regulation and are not permitted on Association property without the express permission of the Board.
6. All vehicles parked in any common area or limited common area of the association, including assigned parking spaces must have a current vehicle registration and valid vehicle license plate.
7. No vans, box vans or other types of vehicles may be parked in any common area or limited common area of the association, including in assigned parking spaces, if the primary purpose of the vehicle is to provide a storage container or facility. Only vehicles whose primary purpose is for personal transportation are permitted. All vehicles must be in reasonable condition such that they are useable for the purpose of personal transportation.
8. Failure to comply with any portion of this regulation may result in a fine. The Association reserves the right to have towed any vehicle it deems to be in violation of this regulation, but will make an effort to notify the unit owner and/or vehicle owner and allow a reasonable time for the violation to be corrected or for the vehicle to be removed from Association property before towing. The unit owner whose vehicle, tenant's vehicle, or guest's vehicle that caused the violation shall be responsible for any and all towing and/or storage costs associated with enforcement of this regulation. Additionally, the Association reserves the right to take legal action to enforce this regulation and may also seek recovery of any legal fees and costs it incurs in conjunction with any enforcement action.
9. This regulation supersedes and replaces any prior regulation regarding the parking of vehicles on the common area or limited common area of the Association. All other regulations or portions of other regulations regarding the use of the common element or limited common element of the Association shall remain in effect until such time as they may be altered by the Association in accordance with Condominium documents.

Pursuant to 5.10 of the Association By-Laws, this REGULATION shall take effect upon it being mailed to each unit owner, said mailing hereby being made on 12/15/2010."

WITNESS my signature hereto this the 13th day of December, 2010.

COCO PLUM BEACH YACHT CLUB  
CONDOMINIUM ASSOCIATION, INC.



Ray Barnard, Association President