

This instrument prepared by and)
should be returned to:)

Robyn Marie Severs, Esquire)
Becker & Poliakoff, P.A.)
100 Whetstone Place, Suite 101)
St. Augustine, Florida 32086)
(904) 423-5372)

Cross Reference Sea Colony Declaration of Covenants)
and Easements, recorded at OR Book 275, Page 150,)
as amended or supplemented at OR Book 280, Page 982,)
OR Book 295, Page 740; OR Book 314, Page 248;)
OR Book 329, Page 541; OR Book 404, Page 511;)
OR Book 457, Page 1591; OR Book 457, Page 1905;)
OR Book 536, Page 372; OR Book 943, Page 731;)
OR Book 1181, Page 1570; OR Book 1850, Page 57;)
Notice at OR Book 1872, Page 229; and Resolutions)
at OR Book 693, Page 1834 and OR book 1475, Page)
1880, all of the Public Records, Flagler County, Florida.)

RESOLUTION 00-03
A RESOLUTION DEFINING "TRUCKS"

WHEREAS, Article X, Sections 1 and 5 of the Sea Colony Declaration of Covenants and Easements, recorded at Official Records Book 275, Page 150, and as amended or supplemented at Official Records Book 280, Page 982; Official Records Book 295, Page 740; Official Records Book 314, Page 248; Official Records Book 329, Page 541; Official Records Book 404, Page 511; Official Records Book 457, Page 1591; Official Records Book 457, Page 1905; Official Records Book 536, Page 372; Official Records Book 943, Page 731; Official Records Book 1181, Page 1570; Official Records Book 1850, Page 57; all of the Public Records of Flagler County, Florida (collectively referred to as "Declaration"), provide that the use of a Lot or of the Common Areas are subject to the Rules and Regulations promulgated by the Board of Directors ("Board") of Sea Colony Homeowner's Association, Inc. ("Association"); and

WHEREAS, Article X, Section 18 of the Declaration provides that:

Section 18. Commercial Vehicles, Trucks, Trailers, Campers and Boats. No trucks or commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of any other description shall be permitted to be parked or to be stored overnight at any place on any Lot or Common Area in this property, unless parked in a completely enclosed garage with the door to said garage completely closed. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery and other commercial services or to vehicles owned by the Association and parked on Common Areas designated for parking and screened from

residential lots. Non-commercial vans used for personal purposes shall not be prohibited. No person shall park a vehicle so as to obstruct the flow of traffic within the parcel;

WHEREAS, the Board has previously adopted rules and regulations defining and clarifying the terms used in Article X, Section 18 of the Declaration;

WHEREAS, the Board has determined that it is in the best interest of the Association to revise its prior rules and regulations defining and clarifying the terms used in Article X, Section 18 of the Declaration.

NOW THEREFORE, the Board promulgates the following Rules:

1. This Resolution supersedes and replaces Resolution 00-01, recorded at Official Records Book 693, Page 1834, Flagler County, Florida; Resolution 00-02, recorded at Official Records Book 1475, Page 1880, Flagler County; and the parking provisions in The Rules We Live By In Sea Colony (unrecorded, but dated 9/20/12).
2. For purposes of interpretation and definition, the term "Overnight", as used in Article X, Section 18, Commercial Vehicles, Trucks, Trailers, Campers and Boats, of the Declaration, shall be considered as that time of the day between the hours of 1:00 a.m. and 6:00 a.m.
3. As clarification, the term "trucks" as used in Article X, Section 18, Commercial Vehicles, Trucks, Trailers, Campers and Boats, of the Declaration shall mean any and all vehicles of every kind, which are manufactured, designed, marketed or used for transporting goods of any nature, and which gross vehicle weight is at least one ton (2,000 lbs) more than its net weight, as declared by the owner of the vehicle as indicated on the registration issued by the state in which the vehicle is registered. Regardless of the vehicle's gross vehicle weight, the term "truck" shall also mean any vehicle: (1) with more than four wheels; (2) that exceeds one parking space; (3) with "RVT, All Terrain or Monster Mudder", oversized or off road tires; (4) with a high riser suspension system; and/or (5) that has been modified so as to increase the weight-carrying capacity, the height and/or the width of the vehicle as originally built by the manufacturer.
4. The term "truck" shall exclude "mini-vans", "sport utility vehicles", "crossover vehicles" or "jeeps" primarily designed, marketed, or used for the carriage of eight or less passengers, used for personal purposes, with only four (4) wheels, without any vehicle modifications or oversized wheels as delineated in paragraph 3 above, and that are not primarily designed, marketed or used for the carriage of goods.

5. The Common Areas, as defined in the Declaration, shall at no time, and especially during the overnight hours, be obstructed from traffic and drainage flow as the result of any unattended, parked vehicle. Any unattended, parked vehicle on the Common Areas overnight may be subject to towing, as posted and provided by Florida Law. An exception to the overnight parking restriction, by residents parked in a parking space at the Beach Club parking lot, may be granted for a limited period of time and for special circumstances, with prior permission of the Association or its authorized agent, as evidenced by an appropriate window pass from the Association's Manager or on-duty Access Control Person.

6. Within forty-five (45) days after this Resolution is recorded in the Official Records of Flagler County, Florida, and thereafter by January 15 of each year, all Owners must register their vehicles with the Association and must have a parking permit predominantly displayed on the front window on the driver's side of the vehicle. Residents must obtain a parking permit from the Association's management office by showing a copy of the resident's current up to date state vehicle registration.

SO RESOLVED by a majority of the Board of Directors of the Association at a duly called and noticed Board meeting, the 5th day of March, 2015.

Signed, sealed and delivered in the presence of:

Sea Colony Homeowner's Association, Inc.

Donna Quindlen
Printed Name:

By: Leo G. Blessing
Printed Name: LEO G. BLESSING
Title: PRESIDENT
Address: 43 NANTUCKET DR.
PALM COAST FL 32137

David Fleu
Printed Name: DAVID FLEU

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 14th day of March, 2015, by Leo Blessing, as President of the SEA COLONY HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally know to me OR have produced n/a as identification.

NOTARY SEAL

Donna Quindlen
NOTARY PUBLIC - STATE OF FLORIDA



DONNA QUINDLEN
MY COMMISSION # EE 209687
EXPIRES: June 19, 2016
Bonded Thru Budget Notary Services