

TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC

Resolution 25-04 Establishing Clubhouse Parking Authorizations

THIS RESOLUTION is made this 16 day of Dec 2025, by the Board of Directors of TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit ("Association").

WHEREAS, the Association is a Florida not-for-profit corporation organized under Chapter 617 and operating pursuant to Chapter 720, Florida Statutes;

WHEREAS, the Declaration of Covenants and Restrictions for Timberwood Landing, the Articles of Incorporation, and the Bylaws of the Association (collectively referred to as the "Governing Documents") provide that the affairs of the Association shall be managed by the Board of Directors ("Board");

WHEREAS, the Board is responsible for managing the affairs of the Association, including the regulation and use of Common Areas and Association property, such as the clubhouse and its adjacent parking facilities;

WHEREAS, the Board is vested with the authority to adopt reasonable rules and regulations governing the use of Association property in order to ensure safety, accessibility, and fairness for all members;

WHEREAS, the Board recognizes the need to establish clear parking authorizations, restrictions, and enforcement procedures for the limited number of parking spots available at the clubhouse parking lot;

NOW, THEREFORE, BE IT RESOLVED that the following clubhouse parking guidelines are hereby adopted, effective immediately :

1. AUTHORIZED USERS

- a. Parking spaces at the clubhouse are strictly limited to current, active users of the clubhouse or pool, including residents, their guests, and approved vendors or contractors performing work on behalf of the Association.
- b. Vehicles may only be parked while occupant is actively using the clubhouse or pool facilities.
- c. Non-residents may not park in the clubhouse lot unless attending an approved clubhouse event or accompanied by a resident host.

2. PARKING TIME LIMITS

- a. Parking is permitted only during the hours the clubhouse is open, except for residents with prior written authorization from the Board or management.
- b. Overnight parking is prohibited unless expressly approved in advance in writing.
- c. Overnight parking is allowed by permit only, which must be approved in writing by the Board or management prior to parking.
- d. Permits may be limited in number, duration, and availability at the discretion of the Association.

3. SPECIAL EVENT PARKING

- a. Residents hosting events at the clubhouse must request parking authorization from management at least five (5) business days in advance of a scheduled event.
- b. Event parking may be limited and is subject to space availability; alternative parking arrangements may be required for large gatherings.

4. PROHIBITED PARKING PRACTICES

- a. No parking in fire lanes, blocking driveways, dumpsters, or access points.
- b. No parking of boats, trailers, recreational vehicles, or commercial trucks over one ton without prior written approval.

- c. Disabled, abandoned, or unapproved vehicles may be towed at the owner's expense without notice.
- d. Clubhouse parking is not intended for owner or resident overflow parking.

5. **ENFORCEMENT**

- a. Violations of this policy may result in towing of the vehicle at the owner's expense and/or fines as permitted under the Governing Documents .
- b. Management is authorized to coordinate towing services, when necessary, in accordance with Florida law.

6. **EFFECTIVE DATE AND DURATION**

This resolution shall take effect immediately upon adoption and remain in force until revoked or amended by the Board.

ADOPTED this 16 day of Dec 2025, by the Board of Directors of TIMBER WOOD LANDING HOMEOWNERS' ASSOCIATION, INC.

RESOLVED on this 16 day of Dec 2025, at a duly noticed meeting of the Association's Board of Directors at which a quorum was attained.

TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC.

PRESIDENT:



Signature

Wayne Fusco

Print Name

SECRETARY:



Signature

Michael Macropietro

Print Name