

TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC

Modifying Resolution 25-04 Establishing Clubhouse Parking Authorizations

THIS RESOLUTION is made this 22nd day of May 2026, 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 reserved for residents, their guests, and approved vendors or contractors performing work on behalf of the Association.
- b. 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 in the clubhouse parking lot is permitted only between the hours of 7:00 a.m. and 9:00 p.m., Monday through Sunday, and only for residents physically present and actively utilizing the clubhouse or pool amenities or attending an authorized event. Both conditions must be satisfied at all times.
- b. Vehicles may not be parked outside of these permitted hours, including overnight, unless expressly approved in advance and in writing by the Board of Directors.
- c. Vehicles may not be left parked at any time when the occupant is not actively using the clubhouse or pool amenities or attending an authorized event.
- d. For purposes of this Resolution, "actively utilizing" the clubhouse or pool amenities means that the vehicle's operator or occupant is physically present within the clubhouse or pool area and continuously engaged in the use of such amenities. "Active use" does not include leaving the premises for any period of time, including but not limited to going to a residence or another location, running errands, or otherwise being absent from the amenity area. A vehicle is deemed not in active use if the occupant cannot be reasonably located within the clubhouse or pool facilities at the time of the inspection.

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 schedule 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 without prior written approval.
- c. Disabled, abandoned, or unapproved vehicles, and any vehicle parked in violation of this Resolution may be towed at the owner's expense.

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

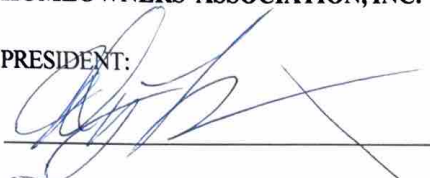
This resolution shall take effect immediately upon adoption and remain in force until revoked or amended by the Board.

ADOPTED this 27 th day of May, 2026, by the Board of Directors of
TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC.

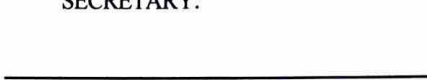
RESOLVED on this 27 day of May, 2026, at a duly noticed meeting of
the Association's Board of Directors at which a quorum was attained.

**TIMBERWOOD LANDING
HOMEOWNERS' ASSOCIATION, INC.**

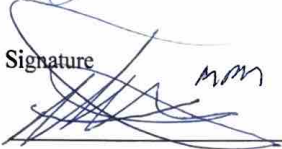
PRESIDENT:



SECRETARY:



Signature



Signature



Print Name



Print Name

