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ARMANDO RAMIREZ, CLERK OF COURT  
OSCEOLA COUNTY  
RECORDING FEES \$137.50

**Prepared By and Return To:**  
Ptryk Ozim, Esquire  
MARTELL & OZIM, P.A.  
213 S. Dillard St, Suite 210  
Winter Garden, FL 34787  
(407) 377-0890

**THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.**  
**NOTICE OF RECORDING OF RULES AND REGULATIONS**

**WHEREAS**, the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of The Oaks, was recorded in Official Records Book 1331, Page 2022, Public Records of Osceola County, Florida (the "Declaration"); and

**WHEREAS**, Article IV, Section 3(H) of the Declaration authorizes the Board of Directors of The Oaks Master Property Owners Association, Inc. (the "Association") from time to time to adopt rules and regulations for The Oaks; and

**WHEREAS**, pursuant to Article IV, Section 3(H) of the Declaration, the Board of Directors adopted rules and regulations regarding Member Meeting Conduct, Social Media and Records Inspections as attached as Exhibit "A" to this Notice of Recording (the "Rules and Regulations") which were adopted pursuant to a properly noticed meeting of the Board of Directors held on June 20, 2019.

**NOW, THEREFORE**, the Association desires to record the attached Rules and Regulations as set forth in Exhibit "A" attached to this Notice of Recording which were adopted by the Board of Directors at a duly noticed meeting held on June 20, 2019.

**The Oaks Master Property Owners Association, Inc.**

BY: Carlos J. Latalladi  
Carlos J. Latalladi, President  
c/o Sentry Management, Inc.  
601 E. Oak St, Suite C  
Kissimmee, FL 34744

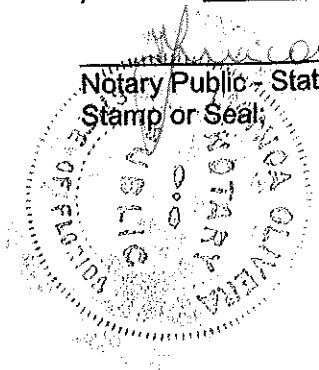
**ATTEST:**

BY: Janice G. Cullity  
Janice Cullity, Secretary  
c/o Sentry Management, Inc.  
601 E. Oak St, Suite C  
Kissimmee, FL 34744

STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me, this 5 day of October, 2019, by Carlos J. Latalladi, as President of The Oaks Master Property Owners Association, Inc. who is personally known to me or produced Driver license as identification and by Janice Cullity, as Secretary of The Oaks Master Property Owners Association, Inc. who is personally known to me or produced Driver license as identification.

Monica Olivera  
Notary Public - State of Florida  
Stamp or Seal



**THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS REGARDING SOCIAL MEDIA  
AND USE OF UNAFFILIATED WEBSITES**

The following Rules and Regulations are adopted by Resolution of the Board of Directors of The Oaks Master Property Owners Association, Inc. ("the Association") at a duly noticed meeting of the Board of Directors on the below noted date.

**RECITALS:**

WHEREAS, Section 720.306, Florida Statutes, permits the Association to adopt reasonable rules and regulations governing the video taping of meetings of the Board of Directors and the Association; and

WHEREAS, Article IV, Section 3(H) of the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of The Oaks, as recorded in Official Records Book 1331, Page 2022, Public Records of Osceola County, Florida (the "Declaration"), authorizes the Board of Directors to adopt Rules and Regulations for the Properties located at The Oaks; and

WHEREAS, the Association desires to adopt Rules and Regulations regarding social media and use of unaffiliated websites and audio and/or video taping at meetings to ensure information at meetings are maintained and limited to the membership.

THEREFORE, IT IS RESOLVED THAT:

The following policies and rules and regulations shall be in effect:

**RULES AND REGULATION REGARDING SOCIAL MEDIA, UNAFFILIATED WEBSITES,  
AND AUDIO AND/OR VIDEO TAPING OF MEETINGS**

The Association hereby adopts the following policies regarding social media and use of unaffiliated websites and audio and/or video taping at meetings to ensure information at meetings are maintained and limited to the membership.

1. The Oaks is a private residential community, and its meetings are intended for the membership. Membership and Board of Director meetings are not open to the general public nor is the information discussed in the meetings distributable to the general public. As a result, live streaming or posting the meeting to non-members on Facebook, YouTube, or other social media is strictly prohibited. Audio and video recordings of Membership and/or Board of Director meetings are prohibited from distribution to anyone other than a member of the Association. Further, the posting of agendas, meeting minutes, budgets, ballots, or other Association documents and/or records to non-members on social media sites or unaffiliated websites is strictly prohibited.
2. While members of The Oaks Master Property Owners Association, Inc. are encouraged to socialize and discuss community events, it shall be prohibited from any social media sites or unaffiliated websites to represent themselves or hold themselves out to be representatives of The Oaks Master Property Owners Association, Inc. or its Board of Directors. Any social media sites or unaffiliated websites which host discussions or postings regarding The Oaks must disclose on the social media site or the unaffiliated website the following information:

“This is not the official site for The Oaks Master Property Owners Association, Inc. or its Board of Directors. The views and opinions expressed on this site are in no way endorsed, sponsored by, approved or even reviewed by The Oaks Master Property Owners Association, Inc. or its Board of Directors.”

3. Board Members may create, but are in no way obligated to create, an official social media site for The Oaks Master Property Owners’ Association, Inc. which shall only be open to members only through password access. If such a site is created, it shall be monitored to ensure it is only open to members. Defamatory comments, vulgarity, inciteful language, and/or any other postings which the Board of Directors in its sole opinion deems improper may be deleted. Postings on such a site must be approved by the Board of Directors. A serving Board Member is prohibited from posting about the affairs of The Oaks Master Property Owners Association, Inc. on any social media site or website, regardless of whether its affiliated with The Oaks Master Property Owners Association, Inc. or not, without the majority consent of the Board of Directors.

4. The use of imagery within The Oaks which shows common area or an improvement which identifies The Oaks must be approved in writing by The Oaks Master Property Owners Association, Inc. before it can be posted or displayed on social media sites or unaffiliated websites.

5. Twenty-four (24) hours prior to the subject meeting, a written “Notice of Request to Record” (NRTR) shall be submitted to the management company of the Association. The audio and/or video equipment must be assembled and placed in a stationary position in advance of the scheduled time for commencement of the Meeting. The Board of Directors reserves the right to relocate the equipment to a different location if it believes that the video equipment will be too distracting to the members in attendance. The equipment may not be placed on the table where the Board of Directors is seated, but may be placed in the aisle of the first row so as to not obstruct the line of sight from other seats. The associated set-up costs and labor are the sole responsibility of the Member who requested the right to record. The audio and/or video equipment is to maintain stationary throughout the entire Membership and/or Board of Director meeting. The equipment may not produce distracting sound or light emissions, nor must it rely on electrical outlets. The audio and/or video recording must start and stop exactly to the call to order and the vote adjourn so that no pre or post meeting activities or conversation are recorded. Only one audio or video camera is permitted per meeting. The Board of Directors shall limit requests based on a first come, first serve basis. A copy of the recording must be provided to the Association within twenty-four hours of recording so that the Association may distribute copies to other members who request a copy of the proceedings.

Adopted by the Board of Directors of The Oaks Master Property Owners Association, Inc. at a duly held meeting of the Board on the 10th day of June 2019.

**The Oaks Master Property  
Owners Association, Inc.  
A Florida not-for-profit corporation**

BY: Carlos Lafalladi  
President: Carlos J. Lafalladi  
Address: 2666 TIDESIDE CT.  
KISSIMMEE FL 34756  
Date: 6/10/19

**ATTEST:**

BY: Janice A. Cullity  
Secretary: Janice A. Cullity  
Address: 2808 Osprey Cove PL 102  
Kissimmee FL 34746  
Date: 6/10/19

**THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS REGARDING GOOD STANDING FOR ARC APPLICATIONS**

The following Rules and Regulations are adopted by Joint Resolution of the Board of Directors of The Oaks Master Property Owners Association, Inc. ("the Association") and the Association's Architectural Review Committee ("ARC") at a duly noticed joint meeting of the Board of Directors and the ARC on the below noted date.

**RECITALS:**

WHEREAS, Article IV, Section 3(H) of the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of The Oaks, as recorded in Official Records Book 1331, Page 2022, Public Records of Osceola County, Florida (the "Declaration"), authorizes the Board of Directors to adopt Rules and Regulations for the Properties located at The Oaks; and

WHEREAS, Article VIII, Section 2(M) of the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of The Oaks, as recorded in Official Records Book 1331, Page 2022, Public Records of Osceola County, Florida, authorizes the ARC to adopt such Rules and Regulations as it deems necessary to carry out its functions and purpose; and

WHEREAS, the Association and the ARC desire to adopt Rules and Regulations requiring Owners to be in "good standing" prior to having architectural modifications approved.

THEREFORE, IT IS RESOLVED THAT:

The following policies and rules and regulations shall be in effect:

**RULES AND REGULATIONS REGARDING GOOD STANDING REQUIREMENT PRIOR TO APPROVALS BEING ISSUED FOR ARC APPLICATIONS**

The Association and the ARC hereby jointly adopt the following policies requiring an Owner to be in good standing prior to consideration of an Owner's ARC application for modifications to his or her Lot:

1. Prior to consideration of an Owner's ARC application, the ARC shall confirm with the Board of Directors of the Association as to whether the applicant Owner is in good standing with the Association. For the purposes of this Rule, the term "good standing" requires the following:
  - a) An Owner must be current with regard to all financial obligations to the Association, including assessments, special assessments, late fees, interest, attorneys' fees, fines, management fees, maintenance charges to the Lot, and damage reimbursement; AND
  - b) An Owner must be compliant and his or her Lot must conform to all the requirements of the Declaration, the adopted Rules and Regulations of the Association, ARC Guidelines, and the Articles and Bylaws of the Association, as

may be adopted and/or amended from time to time (collectively, the "Governing Documents").

If an Owner is not in good standing, an Owner's ARC application shall be DENIED. The ARC shall state the ARC application is being denied because the Owner is not in good standing, and the Owner shall be directed to contact the management company of the Association to remedy the existing delinquency and/or violations. An Owner may re-apply for ARC approval upon the Owner remedying the delinquency and/or violation, bringing the Owner back to good standing.

This Resolution was jointly adopted by a vote by the Board of Directors and the ARC of The Oaks Master Property Owners Association, Inc. on the 20<sup>th</sup> day of ~~August~~ <sup>June</sup>, 2019.

**Architectural Review Committee of  
The Oaks Master Property Owners  
Association, Inc.**

BY: [Signature]  
Committee Member  
Address: 2616 Teeside Ct.  
Kissimmee, FL 34746

**Board of Directors of The Oaks  
Master Property Owners  
Association, Inc.**

BY: [Signature]  
President  
Address: 2616 Teeside Ct.  
Kissimmee FL 34746

**ATTEST TO ARC ACTION:**

BY: [Signature]  
Committee Member  
Address: 2616 Teeside Ct.  
Kissimmee FL 34746

**ATTEST TO BOARD ACTION:**

BY: [Signature]  
Secretary  
Address: 2808 Osprey Cove Plack  
Kissimmee, FL 34746 #102

**THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.  
MEETING CONDUCT RULES AND POLICIES**

The following Meeting Conduct Rules and Policies are adopted by resolution of the Board of Directors of The Oaks Master Property Owners Association, Inc. (the "Association") pursuant to Florida Law at a regular meeting of the Board.

**RECITALS:**

WHEREAS, Article IV, Section 3(H) of the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of The Oaks, as recorded in Official Records Book 1331, Page 2022, Public Records of Osceola County, Florida (the "Declaration"), authorizes the Board of Directors to adopt Rules and Regulations for the Properties located at The Oaks; and

WHEREAS, Section 720.306(6), Florida Statutes, provides that "Members and parcel owners have the right to attend all membership meetings and to speak at any meeting with reference to all items opened for discussion or included on the agenda. Notwithstanding any provision to the contrary in the governing documents or any rules adopted by the board or by the membership, a member and a parcel owner have the right to speak for at least 3 minutes on any item. The association may adopt written reasonable rules governing the frequency, duration, and other manner of member and parcel owner statements, which rules must be consistent with this subsection"; and

WHEREAS, with regard to Board Meetings, Section 720.303(2)(b), Florida Statutes, provides that "The right (of Owners) to attend such (Board) meetings includes the right to speak at such meetings with reference to all designated items. The association may adopt written reasonable rules expanding the right of members to speak and governing the frequency, duration, and other manner of member statements, which rules must be consistent with this paragraph and may include a sign-up sheet for members wishing to speak"; and

WHEREAS, the Association desires to adopt reasonable rules and policies regarding conduct for Membership and Board of Directors meetings.

THEREFORE, IT IS RESOLVED THAT:

**1. Conduct for Meetings of the Membership and Board of Directors.**

a. For Members who wish to speak at a Membership or Board of Directors meeting, a sign-up sheet shall be present prior to the start of the meeting. If the Member places his or her name on the sign-up sheet, the Member shall be entitled to speak for 3 minutes regarding any item that is placed on the agenda. If a sign-up sheet is not provided in advance of a meeting, the Board of Directors will open the floor for comments from the membership during the meeting, allowing a Member 3 minutes to speak on any agenda item. The Board of Directors reserves the right to terminate a Member's right to speak if the speech is not regarding an agenda item or if it contains vulgar language. No Member may assign his

or her 3 minutes to a different Member, a Member is only permitted to speak for one 3-minute period. The Association shall not be liable for the content of a Member's speech.

b. A Member who desire to have the Association address a specific issue at a Membership or a Board of Directors meeting may submit an email or a written letter to the management company at least fourteen (14) days in advance of the meeting. The Board of Directors, in their sole and absolute discretion, may place the specific issue on the agenda at the following Board or Membership meeting unless otherwise required by Florida Statutes. A Member shall not contact the Board of Directors directly regarding any matters, other than through written communication with the management company via email or written letter.

c. All meetings will be conducted pursuant to the Bylaws of the Association and Robert's Rules of Order.

In the event a Court of competent jurisdiction finds a provision of these Rules and Polices void or otherwise unenforceable, the other provisions shall remain in full effect.

Adopted by the Board of Directors of The Oaks Master Property Owners Association, Inc. at a duly held meeting of the Board on the 10 day of June, 2019.

**THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

BY: Carlos Latalladi  
President: Carlos Latalladi  
Address: 2616 TEESIDE CT.  
KISSIMMEE FL 34746  
Date: 6/20/19

**ATTEST:**

BY: Janice A. Cullity  
Secretary: Janice A. Cullity  
Address: 2808 Osprey Cove Place #102  
Kissimmee, FL 34746  
6/20/19



**THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.  
RECORDS INSPECTION POLICY**

The following records inspection policy is adopted by resolution of the Board of Directors of The Oaks Master Property Owners Association, Inc. ("the Association") pursuant to Florida Law at a regular meeting of the Board.

**RECITALS:**

WHEREAS, Section 720.303, Fla. Stat., provides that the Association "may adopt reasonable written rules governing the frequency, time, location, notice, records to be inspected, and manner of inspections, but may not impose a requirement that a parcel owner demonstrate any proper purpose for the inspection, state any reason for the inspection, or limit a parcel owner's right to inspect records to less than one 8-hour business day per month"; and

WHEREAS, the Association desires to adopt reasonable rules regarding the inspection of records.

**THEREFORE, IT IS RESOLVED THAT:**

The following policy shall apply to the inspection and copying of the Association's records:

The Association hereby adopts the following rules governing the frequency, time, location, notice, records to be inspected, and manner of inspections:

- a. A Member must request to inspect the records by written notice to the management company of the Association.
- b. Upon receiving a Member's written request, the Association shall contact the Member to arrange an inspection of the Association's records within 10 business days of the Association's receipt of the Member's written request. The inspection shall be within 45 miles of the Community.
- c. It is the responsibility of the Member, upon receipt of the Association's response, to contact the Association to confirm the date and time of their inspection. The date of the inspection may exceed 10 business days from the date of the receipt of the request if the Member is unavailable to inspect the records on the date proposed by the Association.
- d. A Member may inspect the Association's records as frequently as one time per month. However, a Member is not entitled to more than one inspection request each calendar month.
- e. Members shall be provided up to eight hours each month to inspect the Association's records. However, to manage the cost associated with inspections, a Member is limited to no more than eight hours each calendar

month for inspections. The Association may satisfy this paragraph by offering an eight hour block in a day one time per month. If a Member is provided an eight hour block in a day and fails to utilize the full time, the remaining time shall be deemed waived and the Member shall be required to wait until the following month for another inspection. The Member must take this into consideration when scheduling an appointment to inspect the records.

f. **Costs.** The Association may impose fees to cover the costs of providing copies of the official records, including the costs of copying and the costs required for personnel to retrieve and copy the records if the time spent retrieving and copying the records exceeds one-half hour and if the personnel costs do not exceed \$20 per hour. Personnel costs will not be charged for records requests that result in the copying of 25 or fewer pages. The Association may charge a copy fee not to exceed 25 cents per page. If the Association has a photocopy machine available where the records are maintained, it will provide Members with copies on request during the inspection if the entire request is limited to no more than 25 pages. If the Association does not have a photocopy machine available where the records are kept, or if the records requested to be copied exceed 25 pages, the Association may have copies made by an outside vendor and may charge the actual cost of copying. Members must pre-pay for any copies and no copies will be made unless and until the Association receives pre-payment for the total cost of the requested copies. A Member may use his or her own portable scanner, smart phone or tablet to make copies.

Absent a court order from a Court of competent jurisdiction, the Member shall not be authorized to inspect or copy any confidential communication including but not limited to: a) documents subject to the attorney/client privilege; b) documents subject to privilege imposed by Federal or state law, or by court order; c) documents that contain information that if disclosed would constitute an invasion of personal privacy (examples include, but are not limited to social security numbers, medical evaluations, employment information, personal emails, personal bank account or personal financial information); d) information obtained by an Association in connection with the approval of the lease, sale, or other transfer of a parcel; e) disciplinary, health, insurance, and personnel records of the Association's employees; f) medical records of parcel owners or community residents; g) security passwords, security data and/or other safeguards; and h) the software and operating system used by the association which allows the manipulation of data.

In the event a Court of competent jurisdiction finds a provision of this Records Inspection Policy void or otherwise unenforceable, the other provisions shall remain in full effect.

Adopted by the Board of Directors of The Oaks Master Property Owners Association, Inc. at a duly held meeting of the Board on the 11th day of June, 2019.

**The Oaks Master Property  
Owners Association, Inc.  
A Florida not-for-profit corporation**

BY: Janice A. Cullity  
President: Janice A. Cullity  
Address: 2800 Osprey Cove #102  
28 Kissimmee FL 34746  
Date: 6/11/19

ATTEST: Carlos Latalladi  
BY: Carlos Latalladi  
Secretary: Carlos Latalladi  
Address: 2016 TEESIDE CT.  
Kissimmee FL 34746  
Date: 6/11/19

THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.  
FLORIDA FRIENDLY LANDSCAPING

Florida Friendly Landscaping may be installed on Lots. Prior to initial installation of Florida Friendly Landscaping on a Lot, the Owner must submit an application to the ARC for the specific plants and/or turf grass to be used. The application must be submitted together with soil testing and an analysis completed by a Certified Professional in Florida Friendly Landscaping. A Certified Professional means a person who possesses a certificate of completion in the Florida Green Industries Best Management Practices. The plantings must comply with the Community Standards of the Community.

The Certified Professional must obtain soil analysis information for the application from a reputable soil testing lab or the University of Florida Institute for Food and Agricultural Sciences ("UF/IFAS") Cooperative Extension Facility to assess soil conditions such as soil type and texture, and pH in order to determine proper plantings and turf grass.

The Florida-Friendly Landscaping concept of right plant, right place will be used. The Owner will design the landscape so that plants serve a number of functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the property. Owners will retain and incorporate existing native vegetation into the landscape whenever feasible.

Owners will use plants listed in the most current version of the UF/IFAS Friendly Landscaping Guide to Plant Selection and Landscape Design or the ARC Approved Plant List. The Owner should have at least five species of plants in the yard, consistent with the new homeowner Florida-Friendly Landscaping recognition checklist. Many plants that are listed may be unsuitable in some locations. The Certified Professional shall provide in his analysis an explanation as to why a certain plant is suitable. Where doubt exists, the ARC may refer the matter to the UF/IFAS County Extension Service Florida Yards & Neighborhoods agent or the Commercial Horticulture agent for assistance. However, the role of these agents is strictly educational, and all final decisions about plantings are to be made by the ARC.

The Association will follow the University of Florida Institute for Food and Agricultural Sciences and Florida Department of Environmental Protection Green Industries Best Management Practices recommendations for turfgrass, including (i) selection of grasses that may be maintained through use of the low end of the maintenance recommendations for irrigation and fertilizer for the particular type of turf selected and (ii) use of Integrated Pest Management (IPM) in selection of pesticides. Turfgrasses shall be allowed to develop deep roots and enter a dormancy stage during the winter or drought periods. Functional turfgrass areas, such as buffers for landscape beds and to hold mulch into place, along with use of turf as a filtration buffer for runoff from organically mulched areas, will be allowed. A Certified Professional must submit with the application the soil test analysis of the most appropriate grass for the Lot using these guidelines.

All mulching will be conducted in accordance with the most current version of the Florida Green Industries Best Management Practice's handbook guidelines. A Certified Professional must submit with the ARC application the soil test analysis of the most appropriate mulch for the Lot.

Mulch will be placed at least 3-4 inches from the trunks of trees or the stems of landscape plants and will be maintained at a depth of 2-3 inches. Large mulched areas that slope to impervious surfaces or water bodies will be bordered by a turf or other groundcover to slow and absorb nutrient-laden runoff from the mulched area.

Organic mulch may require weeding and replenishment once or twice a year to maintain a total depth of 2-3 inches. Mulch will be applied to a tree's drip line or beyond at least an 8-foot diameter around the tree. Organic mulch and recycled mulch (including leaves, pine needles, grass, and shrub clippings) are recommended.

Cypress mulch is often made from waste wood generated in manufacture of these products, but it may also be produced from whole trees cut from wetlands. The use of cypress mulch may not be recommended, as its origins may be difficult to determine.

Shell, crushed stone, or pebbles can be used as mulch but will not contribute to the soil's nutrient and organic content or water-holding capacity. Limestone and shell both raise soil pH and reflect heat, increasing the water needs of plants. If these products are used, they must be installed over top of a woven or other pervious ground cloth to keep them from sinking in sandy soils. These mulches last a long time, but will need to be cleared of debris to look their best.

Impervious surfaces, including plastic sheeting, will not be placed below mulch. This does not prohibit the use of woven or other pervious ground cloth.

All Owner plant installations will be conducted in accordance with the most current version of the Florida Yards and Neighborhoods Manual.

An Irrigation plan will be submitted which shall be designed for efficiency, and at a minimum, shall meet all local ordinances and state Standards for Landscape Irrigation in Florida. Owners are encouraged to conduct routine maintenance including fertilizer use, if needed, and mowing in accordance with the most current version of the Florida Yards & Neighborhoods Guide to Florida-Friendly Landscaping. Mowing adjacent to swales or water bodies will be performed such that no clippings are deposited into any swales or water bodies. All clippings that may have been deposited on impervious surfaces will be swept back into the vegetated area. Unless the turf is diseased, turf clippings will be left on turf areas or composted on-site to recycle nutrients. Any clippings or landscape material that fall on impervious surfaces such as sidewalks, driveways, or roads will be swept onto turf areas or composted. Turf clippings or landscape material will not be deposited in any swales or water bodies.

Adopted by the Board of Directors of The Oaks Master Property Owners Association, Inc. at a duly held meeting of the Board on the 10th day of June 2019.

**The Oaks Master Property  
Owners Association, Inc.  
A Florida not-for-profit corporation**

BY: Carlos Lattaladi  
President: Carlos J. Lattaladi  
Address: 2616 TEESIDE  
KISSIMMEE FL 34746  
Date: 6/20/19

**ATTEST:**

BY: Janice A. Culotta  
Secretary: Janice A. Culotta  
Address: 2808 OSPREY Cove PL #102  
KISSIMMEE, FL 34746  
Date: 6/20/19

**THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.**

**BOARD RESOLUTION - VEHICLE AND PARKING ENFORCEMENT RULES**

WHEREAS, the Board of Directors of The Oaks Master Property Owners Association, Inc. (the "Association") is empowered to govern the affairs of the Association pursuant to the Articles of Incorporation; and

WHEREAS, Article IV, Section 3(H) of the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of The Oaks, as recorded in Official Records Book 1331, Page 2022, Public Records of Osceola County, Florida (the "Declaration"), authorizes the Board of Directors to adopt Rules and Regulations for the Properties located at The Oaks; and

WHEREAS, the Board deems it necessary to adopt parking rules and regulations for The Oaks to promote the safety and general welfare of the residents.

NOW THEREFORE, it is hereby resolved by a vote of at least the majority of the Board of ~~Directors~~ at a properly noticed Board Meeting, held on the 10<sup>th</sup> day of June, 2019, that the following Rules and Regulations are adopted:

**VEHICLE AND PARKING ENFORCEMENT RULES**

1. All vehicles must be parked on the driveway or in the garage at all times.
2. No vehicle shall be parked on any landscaped/grassy area of a Lot or on grassy Common Area tracts owned by the Association.
3. No vehicle shall be parked so that it overhangs or blocks the sidewalk or the driveway apron/skirt.
4. No "Prohibited Vehicle" as defined per Article XI, Section 1(I) of Declaration shall be parked or stored on The Oaks unless in an enclosed garage. Per said Section, a "Prohibited Vehicle" includes the following vehicles:
  - (a) a truck, delivery van, service van or bus (except that trucks not in excess of 3/4 ton load capacity are permitted, provided they have no camper top, bed enclosure, or other appendage attached to it);
  - (b) a commercial vehicle (i.e., one not designated and used for normal personal/family transportation) and any vehicle bearing lettering, graphics or other commercial insignia (but not including the make and model of the vehicle);

- (c) a recreational vehicle (RV) including a camper, mobile and motor home, all terrain vehicle (ATV or ATC) or dune buggy;
  - (d) a trailer of any type;
  - (e) a boat; or
  - (f) a derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self propulsion.
5. No inoperative vehicle shall be parked or stored or otherwise permitted to remain on the street, the driveway, or The Oaks unless stored in an enclosed garage.
  6. All vehicles must have current license tags.
  7. There shall be no major repair performed on any vehicle on or adjacent to any driveway or on any street.
  8. An Owner shall be responsible to ensure that his or her vehicle does not contain an oil or fuel leak. The Owner shall be responsible for cleaning costs and necessary repairs resulting from his or her vehicle's oil or fuel leak.
  9. Any vehicle parked in violation of these Parking Rules and Regulations is subject to fines, a lawsuit and/or being towed at the owner's expense. In order to tow a vehicle, the Association shall abide by the following towing policy:
    - A. If a vehicle is discovered parked on the Association's Common Areas or the streets in violation of the Declaration or any rules and regulations, the Association shall ensure that the notice requirements of Section 715.07(5), Florida Statutes, Florida's Towing Statute, have been satisfied prior to towing by one of the following methods: i) Personal delivery of notice to the vehicle OR ii) Posted Signs on The Oaks regarding towing in the specific manner as required by Section 715.07(5), Florida Statutes, which may be satisfied by a reputable towing company. Vehicles in violation of the posted signage will not be provided any additional notices and may be towed immediately.
    - B. Upon satisfaction of one of the above notice requirements, the Association, or its agents, may immediately contact a reputable towing company to tow the violating vehicle. No attempt to move the vehicle will be made without the assistance of a reputable towing company. Under no circumstances shall the Association attempt to enter the vehicle.
    - C. In the event of towing, the Association shall not be liable or responsible to the owner of such vehicle for trespass, conversion, or damage incurred as an incident to or for the cost of such removal or otherwise.

This Rule and Regulation has been approved by a majority vote of the Association's Board of Directors at a duly noticed meeting of the Board on June 21 2019, 2019. Said vote being 4 Directors in favor and 0 Directors against said action.

**The Oaks Master Property  
Owners Association, Inc.  
A Florida not-for-profit corporation**

BY: Carlos Latallechi  
President: Carlos J. Latallechi  
Address: 2616 TEESIDE CT.  
KISSIMMEE FL 34746  
Date: 6/21/19

**ATTEST:**

BY: Janice A. Cullity  
Secretary: Janice A. Cullity  
Address: 2858 Osprey Cove Pl #102  
Kissimmee FL 34740  
Date: 6/21/19