

Prepared by and return to
Leonard Wilder, Esq.
Bakalar & Associates P.A.
12472 West Atlantic Blvd.
Coral Springs, FL 33071

This is not a contract

La Firenze at Renaissance Commons Homeowners Association, Inc. Parking Resolution

WHEREAS, La Firenze at Renaissance Commons Homeowners Association, Inc., ("Association") is a homeowner association community governed pursuant to its Declaration of Covenants, Restrictions and Easements as recorded in OR Book 17095 at Page 0883 of the public records of Palm Beach County, Florida ("Declaration"); and

WHEREAS, the Association consists of both commercial and residential units; and

WHEREAS, the Association has experienced an inordinate amount of parking congestion on the streets and alleyways which border and/or are located within the Association as set forth on the Renaissance Commons plat as recorded in Plat Book 102 at Page 57 of the public records of Palm Beach County, Florida, which is a replat of Motorola, Plat Book 43 at Page 139; and

WHEREAS the streets within the Association are defined as follows: La Florence Circle North, South, East and West, Via Fabroni (south side of street only), and Renaissance Drive between La Florence Circle East and West (south side of street only); and

WHEREAS the alleyways affected are Piazza Delle Pallottole, Via De Pepi, Piazza Antinori, Piazza Pitti, Via Panzani, Via Maggio, Via Farini, Via Fiume, Via De Fossi, Via Alferi, and the unnamed alleys that connect named private alleyways to the streets; and

WHEREAS the streets mentioned above are owned by the Renaissance Commons Community Development District, a political subdivision controlled by the City of Boynton Beach; and

WHEREAS the alleyways mentioned above are owned by the Association; and

WHEREAS the Renaissance Commons, also known as the "Master Association" also has governing rights over the aforementioned streets; and

WHEREAS, pursuant to the Declaration Amendment recorded in OR Book 22861 at Page 1741 of the public records of Palm Beach County, Florida, the Association passed an amendment to help regulate and control parking (See Exhibit A); and

WHEREAS, the Association, by and through its Board of Directors, believes it is in the best interests of all owners to further regulate the parking of vehicles on the streets and alleyways in order to alleviate parking congestion; and

WHEREAS, to the extent applicable or other required, both the City of Boynton Beach and the Master Association, have delegated to the Association the right to regulate parking on the streets and alleyways (See Exhibit B and C); Therefore,

LET IT BE RESOLVED that a duly noticed meeting of the board of directors of the Association, the Board of Directors hereby adopt and approve the following parking rules as it pertains to the streets and alleyways within the Association

1. Parking is Restricted to the Vehicle of Firenze Residents only. All vehicles utilized by owners and tenants within the Association that wish to park in the streets and alleyways between the hours of 12am – 6 am, shall be required to have an Association issued parking decal affixed on the window of said vehicle (an "Authorized Resident Parking Decal").
2. Decal Requirement. Said decal must be affixed to the inside rear window, in the lower driver's side corner. To be valid, it must be affixed to the assigned vehicle, in the correct location, and must be clearly visible from outside the vehicle. Each decal issued is for a specific vehicle and is not transferrable between vehicles.
3. Qualification for Decal. To qualify for an Authorized Resident Parking Decal, you must meet all of the following requirements:
 - a. Each vehicle must have current registration.
 - b. Each vehicle must not be an "ineligible vehicle"
 - c. Each vehicle owner must demonstrate proof of residency by submitting documentation acceptable to the Board of Directors, including, but not limited to, a current lease and other documentation as may be required.
 - d. Vehicle registration must be in the name of a resident or if not, documentation acceptable to the Board of Directors that said vehicle is his or her primary vehicle.
4. Ineligible Vehicles. The following vehicles are not eligible for a parking decal and thus may not be parked on the streets and alleyways between the hours of 10pm – 6 am:
 - a. Motorcycles
 - b. Commercial Vehicles. Commercial vehicles are defined as, but are not limited to, vehicles having any of the following attributes:
 - i. Construction Racks
 - ii. Business Logos affixed to the vehicle
 - iii. Company names affixed to the vehicle
 - iv. Ladders and other equipment stored on or in the vehicle
 - v. Over ½ ton rated capacity
 - vi. Gates, or lifted gates
 - vii. Flatbeds
 - viii. More than two axles
 - ix. Vans or buses designed to carry more than 8 persons or are primarily used to transport property
 - x. Taxicabs, limousines or other livery vehicles

- c. Vehicles without a current registration;
- d. Vehicles currently registered as non-operating or otherwise non-operational vehicles;
- e. Vehicles which are registered but not street legal (off road vehicles);
- f. Recreational vehicles including motor homes, personal watercraft, trailers of all types, unregistered vehicles, boats, etc.

5. **Receiving Decals.** To receive a parking decal you must provide documentation acceptable to the Board of Directors as further set forth in the attached schematic which may be revised or supplemented as needed by the Board of Directors or designated committee. **See Exhibit D.** The decal will be placed on the vehicle by management or other Association representative.

6. **Implementation.** Enforcement of this registration requirement will begin thirty (30) days after the date this rule is passed by the Board of Directors. After that date, any vehicle parked on the streets or alleyways between the hours of 10pm – 6am without an Association issued parking decal shall be subject to being ticketed, fined, and / or towed.

Guest Parking. Day guests do not require a parking decal. If you have a guest who will be staying during restricted hours (12am – 6 am), that vehicle must park in your garage or driveway. As a reminder, pursuant to the Declaration, commercial vehicles, and other vehicles deemed ineligible as discussed in section 4 above, that are present on the Property between 12am-6am must be parked in an enclosed garage. If such ineligible vehicle is parked on the streets during prohibited hours, or left overnight in a driveway, it shall be towed and/or the owner ticketed/fined.

7. **Notices as a Courtesy.** While a notice or citation will be placed on vehicles that are in violation of the Association rules, these notices are provided as a courtesy only. The Association will not be responsible should any vehicle be towed for violation of this rule or any provisions set forth in the Declaration, whether or not a notice or citation was received on the vehicle.

8. **No Guarantee of space.** Please note, An Authorized Resident Parking Decal does NOT guarantee a resident area parking space. All resident area parking spaces are available on a first come -first served basis.

9. Vehicles parked on the driveways cannot encroach any portion of the common area such as the streets or alleyways. If such encroachment occurs, the vehicle is subject to being towed, and/or the owner ticketed or fined.

LET IT FURTHER BE RESOLVED that these rules shall be recorded and shall take effect thirty (30) days from the date said rules are mailed to all owners of record within the Association.

BY: La Florence at Renaissance Commons HOA, Inc.,
a/k/a Firenze at Renaissance Commons

[Signature] President
Print Name Christina Rivers

[Signature] Secretary
Print Name TOM O'BRIEN

State of Florida
County of Palm Beach

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Christina Rivers as president and Tom O'Brien as secretary who are personally known to me or produced [Signature] as identification and executed the foregoing instrument and did not take an oath.

[Signature]
Notary Public
My Commission Expires:



VICKI M. FEICHT
MY COMMISSION # EE 212921
EXPIRES: October 28, 2016
Bonded thru Budget Notary Services

THIS IS A COPIED COPY

From:

10/21/ 8 10:55 #946 P.002/004

TOWN & COUNTRY BUILDERS, INC.

Prepared by and Return to:
Scott J. Levine, Esquire
Brough, Chadrow & Levine, P.A.
1900 North Commerce Parkway
Weston, FL 33326

CFN 20080342906
OR BK 22861 PG 1741
RECORDED 09/17/2008 09:53:46
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1741 - 1743; (3pgs)

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR
FIRENZE AT RENAISSANCE COMMONS

This Amendment to the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons is made by HOVSTONE PROPERTIES FLORIDA, LLC., a Delaware limited liability company, successor by merger to TOWN & COUNTRY BUILDERS, INC., a Florida corporation ("Declarant") and joined in by LA FLORENCE AT RENAISSANCE COMMONS HOMESOWNERS ASSOCIATION, INC. D/B/A FIRENZE AT RENAISSANCE COMMONS, a Florida not-for-profit corporation ("Association").

WITNESSETH:

~~WHEREAS~~, Declarant recorded that certain Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons in the Public Records of Palm Beach County, Florida in Official Records Book 17095 at Page 0883, et. seq. (the "Declaration");

~~WHEREAS~~, Article 23, Section 23.2.2 of the Declaration expressly provides that as long as Declarant owns any property within the Property, the Declarant shall have the absolute and unconditional right to alter, modify, supplement, change, revoke, rescind or cancel any or all of the provisions contained in the Declaration including, but not limited to provisions relating to the addition of property subject to the Declaration, use restrictions and Assessments, without the joinder and consent of the Owners, the Association or any other individual or entity and the foregoing parties hereby waive any right to consent to such changes;

~~WHEREAS~~, Declarant, as of the date of this Amendment, still owns property within the Property;

~~WHEREAS~~, Declarant desires to amend the Declaration as set forth herein;

~~WHEREAS~~, this Amendment is a covenant running with all of the land comprising Firenze at Renaissance Commons and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this Amendment;

~~NOW THEREFORE~~, Declarant hereby declares that every portion of Firenze at Renaissance Commons is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth. In the event that there is a conflict between this Amendment and the Declaration, this Amendment shall control. Whenever possible, this Amendment and the Declaration shall be construed as a single document. Except as modified herein, the Declaration shall remain in full force and effect.

AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR FIRENZE AT RENAISSANCE COMMONS

Article 6, Section 6.7 of the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons is hereby amended as follows (Additions indicated by "underlining"; deletions by "~~strike through~~");

170-0094

Exhibit: _____

A

From:

10/21. 10:57 #945 P.003/004

This is

6.7 Only vehicles (non-commercial) bearing current license and registration tags and inspection certificates, as required pursuant to State law and which are operable without assistance shall be permitted to be parked or stored on any lands within the Property. In addition to the foregoing, and notwithstanding anything contained in this Declaration to the contrary, all vehicles (non-commercial) must be legally registered to the Owner(s) of the applicable Lot(s)/Unit(s) and/or Board approved renter(s) (in accordance with this Declaration) of the applicable Lot(s)/Unit(s). All vehicles (non-commercial) shall be required to have a parking decal placed on the window of the vehicle as designated by the Association. Subject to the sole and absolute discretion of the Association, the parking decals for renters may be a different color than that of the Owners. Prior to receiving a parking decal, all Owners and renters shall be required to produce to the Association a valid current Florida driver's license and vehicle registration reflecting their applicable Lot/Unit address within the Association. Seasonal visiting Owners and/or renters shall be required to notify the Association in advance in writing in order to obtain parking decals. Leases must be reviewed and approved by the Association in accordance with this Declaration in order to obtain parking decals. Only those individuals who are listed on the warranty deed (or other valid recorded instrument evidencing ownership of a Lot/Unit in the Association) or valid and approved lease for a Lot/Unit in the Association may be eligible to acquire parking decals. Subject to full compliance with the aforementioned covenants, requirements and restrictions contained in this paragraph, the first two (2) parking decals will be provided by the Association at no additional cost; additional parking decals shall be subject to additional charges by the Association, the amounts to be determined by the Board from time to time.

IN WITNESS WHEREOF, the undersigned, being Declarant under the Declaration, has hereunto set its hand and seal this 12 day of AUG, 2008.

WITNESSES

Sign Linda Edwards

Print Linda Edwards

Sign Peggy Milby

Print PEGGY MILBY

HOVSTONE PROPERTIES FLORIDA, LLC., a Delaware limited liability company, successor by merger to TOWN & COUNTRY BUILDERS, INC., a Florida corporation

By: [Signature]

Print Name: STEVEN D. WILCOX

Title: VP

STATE OF FLORIDA)
)SS
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of AUG 2008, by Steve Kellen as V.P. of HOVSTONE PROPERTIES FLORIDA, LLC., a Delaware limited liability company, successor by merger to TOWN & COUNTRY BUILDERS, INC., a Florida corporation, on behalf of the company, who is personally known to me, or who has produced _____ as identification, and did take an oath.

NOTARY PUBLIC
SIGN [Signature]
PRINT _____

State of Florida at Large

My Commission Expires:



From:

10/21. 10:58 #945 P.004/004

This is not a valid copy

JOINDER

LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC. D/B/A FIRENZE AT RENAISSANCE COMMONS ("Association") does hereby acknowledge that it is bound by and subject to this Amendment to the Declaration of Covenants, Restrictions and Easements for Firenze at Renaissance Commons ("Amendment"). The Association agrees that this joinder is for convenience only, and is not a condition to the effectiveness of such Amendment as the Association has no right to approve any amendment to or modification of the Declaration.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 12th day of July, 2008.

WITNESSES

Sign: [Signature]
Print: Natalia S. Venesija

Sign: [Signature]
Print: Linda Edwards

Sign: [Signature]
Print: [Signature]
Sign: [Signature]
Print: Christina [Signature]

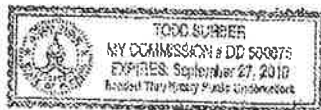
LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC. D/B/A FIRENZE AT RENAISSANCE COMMONS, a Florida not-for-profit corporation

By: [Signature]
Print Name: STEPHEN B. LINDEN
Title: Vice President

By: [Signature]
Print Name: RONALD A. PATTI
Title: Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

The foregoing instrument was acknowledged before me this 12th day of July, 2008, by Stephen B. Linden as Vice President and Ronald A. Patti as Secretary, of LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC. D/B/A FIRENZE AT RENAISSANCE COMMONS, a Florida not-for-profit corporation, on behalf of the corporation, who are personally known to me, or who have produced _____ as identification, and did take an oath.



NOTARY PUBLIC
SIGN: [Signature]
PRINT: _____
State of Florida at Large

My Commission Expires:

RENAISSANCE COMMONS MASTER ASSOCIATION, INC.
36 SE 3RD STREET
BOCA RATON, FLORIDA 33432

May 26, 2015

This is a Certified Copy

VIA HAND DELIVERY AND E-MAIL

The Board of Directors
Firenze Homeowners Association, Inc
c/o Gulfstream Management
1300 Gateway Blvd Suite 220
Boynton Beach FL, 33426

RE: AUTHORIZATION/ENFORCEMENT OF PARKING ON CERTAIN ROADS

The Board of Directors,

Please be advised that the Board of Directors for the undersigned Association has determined, by duly adopted Board resolution, to authorize Firenze Homeowners Association, Inc. (HOA) to enforce parking on the following roads:

- La Florence Circle West
- La Florence Circle East
- La Florence Circle South
- La Florence Circle West
- The south side of the street along Via Fabroni.
- The south side of the street along Renaissance Drive from La Florence Circle East to La Florence Circle West.

Please be advised that the foregoing is a non-exclusive authorization, which may be revoked by the undersigned Association at any time, with or without cause with 60 days notice. In furtherance of this authorization, the HOA shall indemnify and hold the undersigned Association harmless from any claim, of any type or nature, directly or indirectly, resulting from this authorization which the HOA knowingly and willingly acknowledges and agrees to by its acknowledgment below.

Very truly yours,


as _____ for Renaissance Commons Master Association, Inc
(Title)

Acknowledged and Agreed to by Firenze Homeowners Association, Inc.:

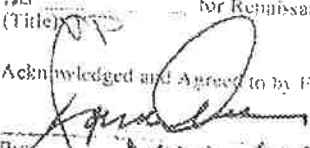
By:  Maria Medina
Title: Treasurer

Exhibit: B

The City of Boynton Beach



P.O. Box 310
Boynton Beach, Florida 33426-0310
PUBLIC WORKS DEPARTMENT
PHONE: (561) 742-6200
FAX: (561) 742-6211
www.boynton-beach.org

Mr. David Mednick, Treasurer
La Firenze at Renaissance Commons dba Firenze HOA
C/O Gulfstream Management
1500 Gateway Boulevard, Suite 220
Boynton Beach, FL 33426

Mr. Mednick,

I have reviewed the request of the Firenze HOA to implement and manage parking restrictions with the boundary of your HOA. Please be advised that no City permission is necessary in order for your HOA to create and manage parking restrictions as so requested. However, please note that the City and it Police staff, cannot assist with parking enforcement and, as such, that task is relegated to the HOA. Furthermore, you may create and enforce any parking restrictions that you may deem appropriate but the HOA cannot revise or restructure the physical layout of parking spaces without first seeking City approval. The number and location of parking spaces are part of the overall site plan approved by the City.

Creation of appropriate parking restrictions requires a delicate balance of the needs of residential occupants and visitors. I wish you the best in this endeavor and please know that I remain available to assist you.

Sincerely,

Jeffrey R. Livergood, P.E.
Director of Public Works and Engineering
City Of Boynton Beach

Cc: Lori LaVerriere, City Manager
Jeffrey Katz, Police Chief

Exhibit: C

		Vehicle Registration in Your Name		Registration is NOT in Your Name	
		Firenze Address	Not a Firenze Address	Firenze Address	Not a Firenze Address
R	Unit Owner - who lives here	Must bring proof Unit Owner is in residence	Must bring proof Unit Owner is in residence	Must bring proof Unit Owner is in residence	Must bring (1) proof Unit Owner is in residence and (2) affidavit from Vehicle Owner
S	Non-Owner living in Unit with an Owner	Must bring (1) the Unit Owner & (2) proof the Unit Owner is in residence	Must bring (1) the Unit Owner & proof the Unit Owner is in residence and (2) proof the Vehicle Owner is in residence	Must bring (1) the Unit Owner & (2) proof the Unit Owner is in residence	Must bring (1) the Unit Owner, (2) proof the Unit Owner is in residence (3) proof the Vehicle Owner is in residence and (4) Affidavit from Vehicle Owner
T	Tenant - Named on a current lease	Must bring current lease	Must bring current lease	Must bring current lease	Affidavit from Vehicle Owner
Y	Tenant - Not Named on a current lease	Must have (1) HOA Screening, and (2) written permission from landlord	Must have (1) HOA Screening, and (2) written permission from landlord	Must have (1) HOA Screening, and (2) written permission from landlord	Must have (1) HOA Screening, and (2) written permission from landlord, affidavit from Vehicle Owner

Exhibit: D