

AMENDMENT
AMENDED AND RESTATED RULES AND REGULATIONS
OF
NORTH SHORE PLACE CONDOMINIUM ASSOCIATION, INC.

Amendment: Rule 1 and Rule 14, Amended and Restated Rules and Regulations

SUBSTANTIAL REWORDING OF RULE 1 AND RULE 14 – SEE AMENDED AND RESTATED RULES FOR CURRENT TEXT

1. Only two (2) permitted passenger vehicles per Unit shall park on the Condominium Property or Association Property without prior approval of the Association. Assigned carports shall be used first and primarily, and then the guest parking area on the east and west sides of the property or the parking spots against the wall facing North Key Drive. Automobiles which are not in daily use shall park in the parking spots against the wall facing North Key Drive and not in the guest parking area on the east and west sides of the property.

Passenger conversion vans and permitted pickup trucks exceeding 210 inches length (measured from front bumper to rear bumper) shall park in the parking spots against the wall facing North Key Drive.

Vehicle parking spaces shall be used solely and exclusively for that purpose and no vehicle may be parked in any other location. Bicycles shall be parked only in areas provided for them. All vehicles shall park headed in and there shall be no back parking. No commercial vehicles, governmental vehicles, buses, open-bed vehicles (except permitted pick-up trucks), campers, mobile homes, motor homes, motorcycles, motor scooters, mopeds, golf carts, off road vehicles, inoperable vehicles, boats, or trailers of any kind shall be permitted to be parked or stored at any time upon Condominium Property or Association Property. No trucks (except pick-up trucks of 3/4 ton or less weight rated capacity that are used solely for personal transportation and are not used as commercial vehicles) are permitted to be parked or stored at any time upon the Condominium Property or Association Property. This provision applies to all Owners, Tenants and Guests and other Invitees of Owners or Tenants. This provision shall not apply to the temporary (less than 12 hours) parking of trucks, commercial vehicles and open-bed vehicles used by outside vendors to furnish commercial services to the Condominium Property (the Units or Common Elements) or Association Property.

No trash, debris or other goods or materials may be kept in the beds of permitted passenger pick-up trucks unless the bed has been covered with a commercially fabricated top which has been approved by the Board of Directors and all such items are not visible from the exterior of the vehicle. All vehicles shall have only original equipment manufacturer (OEM) exhaust and muffler systems. No loud, audible exhaust systems beyond OEM specifications, shall be allowed or permitted.

The following definitions shall apply for purposes of this provision:

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“Boats” means anything manufactured, designed, marketed or used as a craft for water flotation, capable of carrying one or more persons, or personal property, including personal watercraft such as “jet-skis.”

“Bus” means all vehicles of any kind whatsoever, including vans, manufactured, designed, marketed or used as a bus, for transport of nine or more passengers (including driver), or the carriage of goods.

“Campers” means all vehicles, vehicle attachments, vehicle toppers, trailers or other enclosures or devices of any kind whatsoever, manufactured, designed, marketed or used for the purpose of camping, recreation, or temporary housing of people or their personal property.

“Commercial Vehicles” means all vehicles of every kind whatsoever (including regular passenger automobiles and permitted pick-up trucks), which, from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial or charitable institution (e.g. church or school) markings, signs, displays, tools, toolboxes, bins, equipment, racks, altered beds, ladders, apparatus, or otherwise indicates a commercial or other non-personal use. Any vehicle which contains exterior graphics or markings (including those which are painted or wrapped in vinyl), or bear signage, logos, phone numbers, advertising, or Internet/website addresses shall be considered commercial vehicles. Vehicles not primarily designed for family transportation (including but not limited to limousines and hearses) shall be considered commercial vehicles whether or not actually so used for the purpose for which the vehicle was originally designed.

“Golf Cart” means any motorized or electronic vehicle designed and manufactured for operation on a golf course, or other unlicensed, non-street conveyance used for sporting or recreational purposes.

“Governmental Vehicles” means all vehicles of any kind whatsoever which contain markings or apparatus indicating that the vehicle is used in the performance of governmental services or functions, and not primarily as a passenger automobile. By way of example, but not limitation, fire trucks, ambulances, and City or County staff vehicles are included within the definition of governmental vehicles. Police cruisers are permitted.

“Inoperable Vehicles” shall include any vehicle, of any nature whatsoever, which is not capable of normally and safely engaging in highway travel. Any vehicle which does not display a current license automobile tag shall also be deemed an “inoperable” vehicle.

“Mobile Homes” means any structure or device of any kind whatsoever, which is not self-propelled but which is transportable as a whole or in sections, which is manufactured, designed, marketed or used as a permanent or temporary dwelling.

“Moped” means any vehicle with pedals to permit propulsion by human power, having a seat or saddle for the use of the rider and designed to travel on not more than three wheels, with a motor rated not in excess of two brake horsepower and not capable of propelling the vehicle at a speed greater than thirty mile per hour on level ground; and with a power-drive system that functions directly or automatically without clutching or shifting gears by the

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operator after the drive system is engaged. If an internal combustion engine is used, the displacement may not exceed fifty cubic centimeters.

“Motorcycle” means any motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground.

“Motor Homes” means any vehicles which are self-propelled, built on a motor vehicle chassis, and which are primarily manufactured, designed, marketed or used to provide temporary living quarters for camping, recreational or travel use. Vehicles which contain showers, restroom facilities, or cooking facilities shall also be considered motor homes.

“Motor Scooter” means any two wheel self-propelled vehicle, other than a bicycle, motorcycle, or moped, whether used for highway or off-road travel.

“Off-Road Vehicles” means all vehicles or conveyances which are primarily designed or marketed for non-highway recreational, commercial or construction use. By way of example, but not limitation, “ATV’s,” “dune buggies,” “souped-up” passenger vehicles, “dirt bikes,” “mini-bikes,” “monster trucks,” “swamp buggies,” excavators, backhoes, loaders, and bulldozers shall be considered off-road vehicles.

“Open-Bed Vehicles” means all vehicles of any kind whatsoever, excluding permitted pick-up type trucks including flatbeds, which have exterior unenclosed areas, no matter what the size, which unenclosed areas are manufactured, designed, marketed or used for storage, placement, or transportation of goods or any other types of objects. The enclosure of an open-bed vehicle or truck with a “capper,” “topper,” or similar enclosure shall not serve to remove the definition of such vehicle as a “truck” or “open-bed” vehicle (i.e. “open-bed” vehicles (except permitted pick-up trucks) are still prohibited from being kept, stored, or parked upon the Condominium Property).

“Trailers” means any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed or used to be coupled to or drawn by a motor vehicle.

“Truck” means all vehicles of every kind which are manufactured, designed, marketed or used for transporting goods of any nature. “Truck” shall include, but shall not be limited to step, panel, or cargo vans of any weight or size, pickup trucks, stake-body trucks, dump trucks, and truck cabs capable of hauling trailers or cargo. The term “truck” shall exclude passenger vans primarily designed for the carriage of eight or less passengers (including driver), and not primarily designed for the carriage of goods. The term “truck” shall also exclude “mini-vans,” “sport utility vehicles,” “cross over vehicles,” and “jeeps” primarily designed, marketed, or used for the lawful carriage upon highways of eight or less passengers (including driver), and not primarily designed, marketed or used for the carriage of goods. Permitted pick-up trucks must also be of original manufacturer’s height, width and weight in order to be considered as a “permitted pick-up truck.” Should the vehicle have been altered from the OEM specifications with lift kits, spoilers, over-sized tires or wheels, brush bars, commercial bumpers, roll bars, or similar alterations, then the vehicle shall not be considered a permitted pick-up truck, provided that a lift or level lift of not more than two (2) inches maximum shall be permitted.

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Unit Owners or Tenants who are not residing at the Condominium, and whose Unit is unoccupied, may store no more than one operable vehicle on the Condominium Property (assuming same is otherwise permitted by this provision), and must store said vehicle in their assigned parking space. Cloth covers (but not plastic) may be placed over stored automobiles. No stored automobile may remain if it is inoperable (by way of example, and not limitation, not currently licensed) and/or becomes unsightly (by way of example, and not limitation, has flat tires, broken glass, rust holes, etc.), as determined by the Board. Unit Owners or Tenants who store a vehicle on the Common Elements, while said Owner or Tenant is absent from the Unit, must leave a key to the vehicle with management, for use in the event of an emergency, or in connection with maintenance of the common elements (by way of example, and not limitation, parking lot resealing and/or resurfacing). Unit Owners or Tenants may park in the assigned carport space of a Unit Owner or Tenant who is away from the Condominium, only with written permission of the Owner or Tenant of said Unit, which must be provided to the Board of Directors or management.

Any vehicle which is in violation of any provision of this provision may be towed in compliance with Section 715.07, Florida Statutes, at the vehicle Owner's expense, without limiting other remedies of the Association for enforcement of this provision.

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