

RESOLUTION OF BOARD OF DIRECTORS
LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1 INC.

The Board of Directors of the LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1 INC. (hereinafter referred to as "Association"), held a meeting on May 27, 2026 at 10:00AM wherein the following was discussed and approved:

WHEREAS, the Board of Directors (the "Board") is authorized under the Association's governing documents and applicable Florida law to adopt and publish reasonable rules and regulations governing the use of the Common Areas, Limited Common Areas, streets, and driveways within the Community, and to enforce such rules for the health, safety, welfare, and quiet enjoyment of residents;

WHEREAS, the Board finds that vehicles that are inoperable, in disrepair, unregistered, or otherwise noncompliant create safety risks, impede access for emergency and service vehicles, adversely affect the appearance and property values of the Community, and interfere with the orderly use of Association property;

WHEREAS, the Board desires to adopt an interpretative administrative rule to clarify and standardize the Association's interpretation of what constitutes an "unauthorized" or prohibited vehicle and to set forth uniform notice, cure, and removal procedures to ensure consistent enforcement and due process;

WHEREAS, the Board intends that this interpretative administrative rule be applied in a manner consistent with Florida Statute 715.07, as amended from time to time, and the Association's governing documents, and that it supplement—rather than amend—the recorded covenants and restrictions;

NOW, THEREFORE, be it resolved, that the Board of Directors of the Association hereby adopts the following:

Section 1. Prohibited Vehicles. No inoperable vehicle shall be parked, stored, or kept within the Community, including any Common Areas, Limited Common Areas, streets, or driveways, if such vehicle is:

- (a) incapable of safe operation under its own power;
- (b) in a state of disrepair, including but not limited to flat tires, missing parts, broken windows, significant body damage, or visible fluid leaks;
- (c) not bearing a current, valid license plate and registration as required by law; or
- (d) otherwise not in compliance with the governing documents of the Association.

Any vehicle meeting one or more of the foregoing conditions is hereby deemed an "Unauthorized Vehicle."

Section 2. Notice and Opportunity to Cure. Except as otherwise provided herein, the Association shall provide written notice to the Owner (and, if known, the vehicle operator) identifying the violation and providing a reasonable opportunity to cure, which shall not be less than forty-eight (48) hours from delivery of such notice. Notice may be provided by posting on the vehicle and/or by delivery to the Owner's address as reflected in the Association's records.

Section 3. Immediate Towing Without Prior Notice. Notwithstanding the foregoing, the Association may cause the immediate removal of any Unauthorized Vehicle without prior notice if:

- (a) the vehicle poses a hazard to persons or property;
- (b) the vehicle is parked in a fire lane, access area, or otherwise obstructs ingress/egress; or
- (c) exigent circumstances exist requiring prompt removal.

Section 4. Towing and Removal. Any Unauthorized Vehicle may be towed and removed from the Community in accordance with Florida Statute 715.07, as may be amended from time to time. The Association shall have the right to engage a licensed towing company for such purpose. All towing, storage, and related charges shall be the sole responsibility of the vehicle owner.

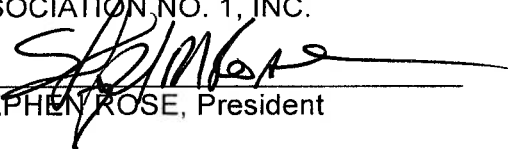
Section 5. No Waiver of Other Remedies. The towing and removal of any vehicle shall be in addition to, and not in lieu of, any other enforcement rights available to the Association under the governing documents or applicable law, including fines and suspension of use rights.

Section 6. Owner Responsibility. Owners shall be responsible for ensuring that all vehicles associated with their Lot or Unit, including those of tenants, guests, and invitees, comply with this Rule.

DATED: 5/27/2026

LAUDERDALE WEST COMMUNITY
ASSOCIATION, NO. 1, INC.

ATTEST:

By: 
STEPHEN ROSE, President

, Secretary