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 Palm Beach County, Florida
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 Sharon R. Bock
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This Instrument was prepared by
 & should be returned to:
 Joshua Gerstin, Esq.
 Gerstin & Associates
 40 S.E. 5th St., Suite 610
 Boca Raton, FL 33432

***Certificate of Adoption of Rules and Regulations for
 Townhomes of Fairfield Association, Inc.***

WHEREAS, the Townhomes of Fairfield Association, Inc. ("Association") *Declaration of Covenants and Restrictions* ("Declaration") authorizes the Board of Directors to adopt rules and regulations which govern the Townhomes of Fairfield community.

WHEREAS, at a duly called and noticed meeting of the Association's Board of Directors on September 23, 2020 the Board of Directors approved a Resolution adopting the *Additional Parking Rules* attached as Exhibit "A".

NOW THEREFORE, the undersigned hereby certify the *Additional Parking Rules* attached as Exhibit "A" is a true and correct copy of contained in the resolution adopted by the Board of Directors on September 23, 2020 pursuant to the Association's Declaration and applicable Florida law.

IN WITNESS WHEREOF, my signature affixed below on this 22 day of Oct, 2020.

Witness #1: [Signature] Townhomes of Fairfield Association, Inc.

Print name: Elissa Goldman By: [Signature]
Michael Liss, Esq. President

Witness #2: Rhonda Krapnick By: [Signature]
 Print name: Rhonda Krapnick
Martina Grozier, Secretary

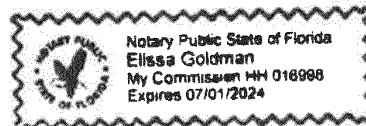
STATE OF Florida
 COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 10/22, 2020 by Michael Liss, Esq. who is personally known to
 me or who has produced _____ as identification.

[Notary Seal] Notary Public [Signature]
 Name typed, printed or stamped

My Commission Expires: _____

STATE OF Florida



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COUNTY OF

Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this October 2, 2020 by Martina Grozier who is personally known to me or who has produced _____ as identification.

[Notary Seal) Notary Public

Name typed, printed or stamped

My Commission Expires: _____



TOWNHOMES OF FAIRFIELD
Homeowners Association, Inc.
Parking Rules

Parking Rules for Townhomes of Fairfield

These Parking Rules are intended to serve as a supplement, and not as a modification or amendment, to prior parking rules or other provisions contained in the Association's other governing documents, unless expressly stated as such.

The subheadings below are for illustrative purposes only. The Rules set forth under each subheading do not exclusively apply only to the category represented by the subheading.

Owners:

1. Owner vehicles shall be parked in the garage, driveway or Resident Parking space, as appropriate (see Types of Vehicles) and shall not protrude onto the street.
2. Owners are prohibited from parking in guest parking spaces.
3. ONLY ONE vehicle per unit may be parked in a Resident Parking space at a time.

Guests:

1. Guest vehicles must be registered by scanning the barcode on the sign in front of the guest spaces and entering the make, model, color and tag number.
2. Guest vehicles are **prohibited** from parking in Resident Parking spaces at any time.
3. Guest vehicles shall be parked in a Guest Parking space and shall not protrude onto the street.
4. Guest means any person other than the recorded Owner or a Tenant or a member of the recorded Owner's or Tenant's immediate Family.

Vendors:

1. Vendor vehicles are permitted to be parked in the Subdivision only while the vendor is providing services to a resident and, except for emergencies, only during the hours permitted by the Master Association (7am – 7pm). For further restrictions on vendors working in the Fairfield at Boca community please also see the Master Association's website.
2. Vendor vehicle(s) must be registered by scanning the barcode on the sign in front of the guest spaces and entering the make, model, color and tag number. Vendor vehicles are **prohibited** from parking in Resident Parking spaces,
3. Vendor vehicles may only be parked in a Guest Parking space or a resident's driveway. Vendor vehicles are prohibited from fully or partially protruding onto the street or encroaching on grass.

General:

1. No more than two (2) permitted vehicles may be parked on the properties of the Barrington and Alexander home models, one (1) in the garage and one (1) in the driveway. No more than four (4) permitted vehicles may be parked on the properties of the Charles model, two (2) in the garage and two (2) in the driveway. Vehicles must not protrude into the street.
2. Resident Parking spaces shall not be used for any purpose other than for parking a private vehicle of a resident.
3. Guest Parking spaces shall not be used for any purpose other than for parking a private vehicle of a guest, or a vendor's vehicle solely while providing services to a resident(s).
4. Residents must use their garage and/or driveway for long-term parking or storage of vehicles. Resident parking areas and spaces are for operable vehicles used at least every other day. [Replaces Rule #11-13 of the parking rules adopted May 25, 2017].
5. Vehicles parked for more than 48 hours in a single resident space or guest space will be considered disabled and will be booted/towed. [Replaces Rule #11-13 of the parking rules adopted May 25, 2017].
6. Additional parking is available at recreational areas within the Fairfield at Boca community. Contact Fairfield at Boca Master Association for details and rules.
7. No vehicles of any nature shall be parked on any portion of community areas such as the grass, streets, or sidewalks, or any area other than a designated parking area.
8. PODS and skips are only permitted with prior Association approval for a maximum of 5 days, the POD and/or skip must fit in the driveway and must not protrude onto the street.
9. Parking is prohibited at all times on grass, lawns, yard, and travel area of the streets, along with other areas not intended for vehicular use.
10. Hardship. In cases of undue hardship, the Board may grant a special exception of limited duration to the parking rules upon written request to the Association.
11. The Association's parking rules do not apply to emergency vehicles performing an emergency related service.

Vehicle Types:

1. Passenger automobiles without any advertising or logos on the vehicle shall be permitted to be parked in driveways, garages and resident/guest parking spaces as applicable. Automobiles with advertising or logos that belong to a resident shall be parked only in garages.

2. Motorcycles are permitted to be parked in garages only.
3. Passenger vans not outfitted for recreational purposes and without any advertising or logos shall be permitted to be parked in driveways and garages. Passenger vans outfitted for recreational purposes or with advertising or logos shall be permitted only in garages.

A "passenger van" is a van that weighs less than five thousand (5,000) pounds, has seating for more than two (2) passengers, and has noncommercial license plates. "Outfitted for recreational purposes" shall mean a van that has running water, LP gas and/or sanitary waste facilities. No removable ladders or other commercial equipment shall be stored on the exterior of any passenger van. A "non-passenger van" is any van that does not comply with the definition of a "passenger van." A non-passenger van shall be subject to the same restrictions as a truck rated one-half ton or less.
4. Trucks rated one-half ton or less, without any advertising or logos, used as the resident's regular or usual form of transportation, and non-passenger vans without any advertising or logos, shall be permitted in the Subdivision if parked in garages. Such trucks and non-passenger vans shall also be permitted in driveways for periods of less than four (4) hours; however they must be stored inside a fully enclosed garage at all times between the hours of 12:00 a.m. and 6:00 a.m. of each day.
5. Trucks of more than one-half ton, or trucks or non-passenger vans with any advertising or logos, or trucks which are not the resident's regular or usual form of transportation, are not permitted to be parked in the Subdivision unless present solely for the actual and continuous repair or construction of a residence.
6. Travel trailers, motor coaches, motor homes, mobile homes and any other trailer or vehicle not specifically listed above shall not be parked in the Subdivision at any time.
7. All vehicle types listed above must comply with Chapter 10 – NUISANCES, Code of Ordinances, City of Boca Raton, Florida which covers among other items noise relating to operation of motor vehicles, engine exhaust, vehicle defect or condition of load, idling motors, and mufflers.

Parking decals:

1. Resident stickers may be requested by emailing the property management company.
2. All Owner's vehicles requesting a new decal for a Resident parking space must be registered with the Association by filling out the application form that can be obtained from the property management company.

3. All Owner's vehicles requesting a replacement decal for a Resident parking space must be registered with the Association by filling out the application form that can be obtained from the property management company.
4. All Townhomes decals MUST be attached to the vehicle that is registered with the Association, and may not be traded, given to, or used by any other individual other than the registered owner of the vehicle to which the decal was originally registered. If a decal(s) is traded, given to, or used by an individual other than the registered owner of the vehicle to which the decal was originally registered, all decals from all violating Owners will be revoked immediately and the vehicle(s) may be towed or booted. To obtain a replacement decal under this section, the Owner must pay a fee of \$50 and request a replacement decal by filling out the application form that can be obtained from the property management company.
5. Parking decals issued from Townhomes must be placed on the rear left side of the back window of the vehicle.
6. Any vehicle without a parking decal must be parked in the owner's garage or driveway.
7. Tenants may park on the driveway or in the garages of the Owner's property. Parking in a Resident parking space by a Tenant is permitted only upon the tenant's receipt of a vehicle decal from the Association. An Owner can request a decal for a Tenant to use its Resident parking space by filling out an application obtained from the property management company and registering the Tenant's vehicle with the Association. Owners are prohibited from parking in their Resident parking space during the lease term of a tenancy.

Enforcement:

1. Any community member that sees a parking violation should report the violation by emailing or texting the property management company with a photo of the violation.
2. Violations of these parking rules may subject the offender to fines, booting, and or towing.