

This instrument prepared by and )  
should be returned to: )  
) )  
This instrument prepared by and )  
should be returned to: )  
) )  
Robyn Marie Severs, Esquire )  
Becker & Poliakoff, P.A. )  
111 N. Orange Ave. # 1400 )  
Orlando, Florida 32801 )  
(407) 875-0955 )  
) )  
Cross Reference O.R. Book 729, Page 259; )  
O.R. Book 1180, Page 1677; O.R. Book 1481, )  
Page 133, of the Public Records of Flagler )  
County, Florida )

### **RESOLUTION ADOPTING RULE REGARDING STREET PARKING WITHIN THE GRAND HAVEN COMMUNITY**

**WHEREAS**, Section 5.5 of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Grand Haven Master Association, recorded at Official Records Book 729, Page 259, of the Public Records of Flagler County, Florida (hereinafter "Declaration") provides that the Grand Haven Master Association, Inc. (hereinafter "Association") through its Board of Directors shall have the authority to adopt rules and regulations governing the administration and operation of the Common Areas;

**WHEREAS**, Section 5.1.3 of the Declaration gives the Association the power to do any and all lawful things which may be authorized, assigned, required or permitted to be done by any Subordinate Declaration;

**WHEREAS**, Section 5.1.3 of the Declaration provides that the Association shall have all powers and shall perform all duties set forth in the Subordinate Declaration where the Association is serving as a Subordinate Association to Owners within certain Villages by reason of: 1) being named as the association of such Owners in a Subordinate Declaration or 2) being the surviving entity of a merger with a previously established Subordinate Association;

**WHEREAS**, Section 1.1.31 of the Declaration defines Subordinate Declaration as the instrument or document, and any amendments thereto, which is filed of record with respect to the Village or Villages within the Property and which may impose covenants, conditions, easements, and restrictions with respect to lots, dwellings, or commercial sites or structures within such Village or Villages;

**WHEREAS**, every Subordinate Declaration gives the Board of Directors the power to promulgate and amend rules and regulations governing parking;

**WHEREAS**, all single-family homes throughout the Community have been constructed in such a manner as to accommodate the parking of a minimum of four (4) passenger vehicles in the home's garage and/or in the home's driveway; and

**WHEREAS**, the Board of Directors deems it to be in the best interest of the Association to maintain clear streets and roadways to ensure that first responder access to the Community is not impeded and to maintain the Community's desired aesthetic appeal; and

**WHEREAS**, the Board of Directors has the authority to adopt resolutions such as the one herein stated.

**NOW THEREFORE**, the Board of Directors of the Association adopts the following Rule:


1. In compliance with the municipal codes of the City of Palm Coast, and except in the case of emergencies as defined in the Florida Statutes, the parking of motor vehicles, private passenger or recreational vehicles ("Vehicles") in the paved rights-of-way is prohibited.
2. All Vehicles in the Community must be parked either in a residential garage or on the driveway during the hours of midnight to 7 a.m. No Vehicles shall be parked on the roadways, undeveloped property, Areas of Responsibility or Common Areas.
3. During the hours of 7 a.m. to midnight, vehicles may be parked on the residential streets of the Community but are prohibited from doing so on a regular basis. A regular basis shall be defined as a period of more than four (4) hours per day on two (2) or more consecutive days.

**SO RESOLVED** by a majority of the Board of Directors of the Association at a duly called and noticed Board meeting, this 25<sup>th</sup> day of April, 2025.

Signed, sealed and delivered in the presence of:

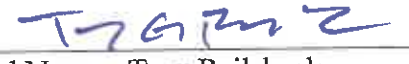
GRAND HAVEN MASTER ASSOCIATION, INC.

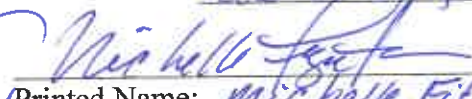
  
Printed Name: Valerie P. Stager

By:   
Printed Name: Robert J. Carlton  
Title: President  
Address: 96 FRONT STREET

  
Printed Name: Michelle Fitzwater

ATTEST:  
  
Printed Name: Valerie P. Stager

By:   
Printed Name: Troy Railsback  
Title: Secretary  
Address: 785 W. GLENDA BLVD., STE 5

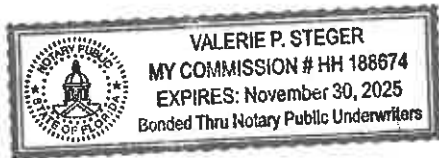
  
Printed Name: Michelle Fitzwater

ORMOND BEACH, FL 32174

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 25 day of April, 2025, by Robert J. Carlton and Troy Railsback, as President and Secretary, respectively, of GRAND HAVEN MASTER ASSOCIATION, INC. a Florida not-for-profit corporation, on behalf of the corporation. They [ X ] are personally known to me or [     ] have produced  
as identification.

(NOTARY SEAL)



Valerie P Steger

NOTARY PUBLIC - STATE OF FLORIDA

Print Name: Valerie P Steger

Commission No.: \_\_\_\_\_

Commission Expires: 11/30/2025