

PONTE VEDRA By THE SEA
HOMEOWNERS ASSOCIATION, INC

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April 15, 2008

To: Homeowners Ponte Vedra By The Sea and Estates

Subject: Parking Resolution

Covenants and restrictions are adopted by developers to establish a recorded standard of a neighborhood's integrity and value. They protect the quality of life for all the homeowners. Unfortunately, there are always a small percentage of homeowners who do not want to abide by the same recorded covenants and restrictions as applied to all the other neighboring properties. The HOA Board of Directors is not only entrusted to manage the finances of the association; the Board is also responsible to enforce the covenants and restrictions and adopt changes where necessary for the betterment of all. Additionally, the Board has a fiduciary responsibility in addressing the fact that the subdivision's streets are privately owned by the residents and covered by the homeowners association's insurance policy.

The Board consist of five residents of various backgrounds who give their time and effort to make this deed restricted community a better place to live for all residents and to consistently apply the recorded covenants and restrictions in such a manner as to maintain the values of one of our biggest investments, our home.

The enclosed parking resolution evolved over time due to repeated complaints and expressed safety concerns from homeowners concerning neighborhood parking issues. Issues of concern brought to the Board by PVB residents and addressed by the enclosed parking resolution focus on the disruption of convenient passage, visual blight caused by repeated parking of multiple vehicles in the common areas, and safety.

The ability of emergency vehicles to pass through our narrow 20 foot wide streets is of utmost importance. Time could make the difference of a life being saved or a home being destroyed by fire. Cars, SUVs and trucks have at times been parked in such a manner as to restrict passage of regular residential vehicles, much less much larger emergency vehicles. In some cases reported to the board, a driver could not get through and had to find the vehicle's owner in order to pass.

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Because of the number and nature of the complaints from homeowners, and their relationship to defined safety issues, the parking of automobiles and trucks in driveways must be regulated. Excessive number of vehicles parked in some driveways, vehicles blocking sidewalks and protruding into the street constitute a safety issue as well as a liability for the vehicle owner, homeowner and the HOA.

The majority of homeowners do not abuse the physical limitations for the parking of vehicles on or in front of their residence. This resolution will only affect the small percentage of owners that are abusing the covenants by either parking an excessive number of vehicles on their property or on common areas. (Note: Common areas consist of the roadway and ten feet on either side of the road except on cul de sacs where the homeowner's property ends at the edge of the road.)

As it relates to the resolution's limitations on special events/parties; the restrictions will only pertain to large functions or gatherings. Such a function's eight hours duration has been determined to be a reasonable amount of time for large parties which typically have overflow parking which restrict roadways. This time frame should allow for a successful function with limited disruption for the neighbors and the adjoining roadways. The restriction of four functions a year is simply a standard for the neighborhood to use, if the need arises, to request a homeowner to consider his neighbor's enjoyment of their property as well as the safety and convenience of access before creating repeated disruptions to the neighborhood. In the unlikely event a homeowner would exceed the four functions a year, they can request prior approval.

We hope this explanation clarify why this resolution was adopted by the Board of Directors. As always, the Board encourages homeowners to participate in board meetings. We invite and welcome your concerns and questions.

Respectfully,
PVB Homeowners Association
Board of Directors

**PONTE VEDRA BY THE SEA
HOMEOWNERS ASSOCIATION**

Resolution 2008- 01

RE: Parking in Common Areas

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Ponte Vedra By the Sea ("Declaration"), at Article I thereof, defines the terms "Common Area" and "Common Roads," and where as so defined the Common Roads constitute a part of the Common Areas within the subdivision;

WHEREAS, the Common Roads in the subdivision, as per the various plats of the subdivision recorded in the current, public records of St. Johns County, Florida, include both a paved area of roadway including curb and gutters and additional unpaved areas approximately ten feet (10') wide to either side of the paved areas, and where the unpaved areas extend into areas which are considered by many to be, but which do not actually constitute, the front and/or side yards of Lots, and where the unpaved areas of Common Roads are traversed by a driveway or driveways at each Lot;

WHEREAS, the Declaration provides at subsection (cc), section 1 of Article VII, "Use Restrictions", that "Each Owner shall provide for parking of automobiles off Common Roads within the Property... Subject to the terms of this section, there shall be no... parking upon any portion of the Common Area.";

WHEREAS, the Declaration provides at subsection (v) of section 1 of Article VII that parking shall be allowed within driveways by "daily use" vehicles but where subsection (v) goes further to prohibit parking in driveways to the extent such parking violates the above-referenced provisions of subsection (cc), i.e. you may park a daily use vehicle in a driveway so long as not parked in/on top of a Common Road area;

WHEREAS, the Declaration further proscribes certain related activities at various subsections of Article VII such as, at subsection (a) "placing a hazard or blocking the vision of motorists on the Common Roads, " at subsection (f), creating a "nuisance in a Common Area"; and, at subsection (n), obstructing visibility at street intersections.";

WHEREAS, it has come to the attention of the Board of Directors ("Board") of the Ponte Vedra by the Sea Homeowner's Association ("Association"), that certain Owners are parking vehicles in violation of the above-referenced provisions of the Declaration, either by parking (other than temporarily) on the portion of a Lot's driveway or driveways which traverse the unpaved portion of the Common Road, i.e. the approximate outermost ten feet (10') of each Lot measured from the edge of the curb inward towards a House, or by parking (other than temporarily) in the paved portion of the Common Roads in front of a Lot;

WHEREAS, the Board believes that, if not properly controlled, the aforementioned violative parking activities can create hazards for motorists, nuisances and visibility obstructions, as well as detracting from the overall aesthetics of the subdivision

especially in cases where non-daily use vehicles are parked overnite outside of garages and/or where a great number of vehicles are parked overnight in driveways upon Common Areas;

WHEREAS, the Declaration provides at various places therein that the Board may adopt "Rules and Regulations" governing the manner and extent of use of the Common Areas and provides at subsection (b) of section (1) of Article III that Owners take title subject to the Association's right to provide for such rules and regulations regarding Common Area use;

WHEREAS, the Board now desires to adopt a rule and regulation regarding use of the Common Roads and Common Areas in relation to parking of automobiles and other transportation or vehicular devices.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Ponte Vedra By the Sea Homeowner's Association, a new rule and regulation applicable to parking in Common Areas, effective immediately upon adoption, is hereby adopted to read as follows:

Parking in Common Areas

Except as set forth hereafter, the parking of vehicles or other transportation or vehicular devices (including but not limited to a mobile home, trailer [either with or without wheels], motor home, recreational vehicle, tractor, truck, commercial vehicles of any type, camper, motorized camper or trailer, boat or other watercraft, boat trailer, motorcycle, ATV, motorized bicycle, go-carts and the like) within Common Areas and upon Common Roads is prohibited.

The term "Common Area" means all those areas owned by the Association which are held for the benefit of all of the Owners. The term "Common Roads" includes all those roads and rights-of-way delineated on the various plats of Ponte Vedra By the Sea, and includes both the paved and unpaved portions of same where the unpaved portion of the Common Roads includes about ten feet (10') on either side of the paved portion measured from the curb at the edge of a Lot inward towards the House.

Notwithstanding, "daily use" automobiles (defined as a vehicles which is normally and consistently used and moved by members of a household on a daily basis which remains in operating condition and not degrading to the appearance of the neighborhood) may be parked on the outermost edge of the paved portion of Common Roads on a temporary basis. The term "temporary" is defined as a period not to exceed four (4) hours (whether consecutive or not) in any 24 hour period, and not to include the period one (1) hour following sunset to the following day's sunrise in any event.

Further notwithstanding, each Owner shall be permitted up to four (4) special events/parties in any calendar year each such event not to exceed ten (10) consecutive hours, at which times the automobiles and

non-commercial vehicles of guests may be permitted to be parked in excess of the foregoing "temporary" restrictions, provided the Owner has given the Association's Manager written notice of the special event not less than 48 hours prior thereto.

Further notwithstanding, the foregoing shall not prohibit parking of commercial, construction vehicles or equipment alongside the paved edge of the Common Roads in front of a particular House during such times as such House is being repaired or reconstructed, provided no construction vehicles or equipment are to remain parked overnight. In cases where it is reasonable that construction equipment remain on-site overnight during the time that construction is actually occurring, such equipment may be allowed to be placed on a portion of the driveway or unpaved Common Road area overnight provided same is promptly removed when construction activities cease.

Further notwithstanding, in recognition of certain cases where this rule and regulation may cause undue hardship, where any certain Lot, House and/or Garage is so configured and limited so that any parking on the driveway would encroach into the unpaved portion of a Common Road, such Lot and House shall be allowed to encroach to the extent of one "daily use" automobile per garage bay up to a limit of two (2) vehicles so long as such automobiles/vehicles are parked as close to the garage doors as possible to limit the extent of the encroachment, and so long as no portion of the sidewalk is blocked in any event.

Further notwithstanding, where reasonably needed, all Lots will be allowed short-term, overnight guest/family parking on that portion of the driveway which traverses the unpaved portion of the Common Road not to exceed fourteen (14) days per calendar year.

Further notwithstanding, parking may be allowed subject to further regulation upon any Common Area that may be designated in the future as a "parking lot" by the Association.

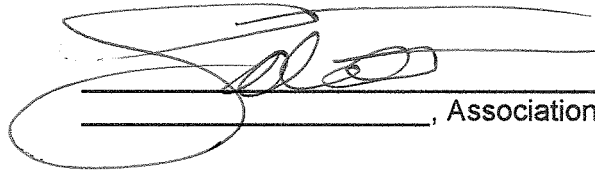
In addition and not in lieu of other available remedies set forth in the Declaration, violations of this rule may be enforced by fine to be followed by towing upon proper authorization of the Board.

BE IT FURTHER RESOLVED, a copy of the above-stated parking rule and regulation shall be mailed first-class, U.S. regular mail to all Owners, together with a short, explanation letter providing written illustrations of prohibited parking and exceptions thereto, and also setting forth Board's intent to likewise enforce in same manner existing parking restrictions against non-daily use vehicles wherever parked other than temporarily on a driveway outside of a garage.

ADOPTED this 13th day of March, 2008

WITNESSETH:


_____, Association President


_____, Association Secretary