

**RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.
BOARD RESOLUTION ADOPTING AMENDMENTS TO THE RULES AND
REGULATIONS
REGARDING GARAGE STORAGE AND PARKING RESTRICTIONS**

WHEREAS, the River Palms Riverfront Condominium Association, Inc. (the "Association") is responsible for the operation, maintenance, and administration of the Condominium Property and the Common Elements pursuant to the Declaration of Condominium, Articles of Incorporation, Bylaws, and Chapter 718, Florida Statutes; and

WHEREAS, the Rules and Regulations of the Association, adopted as Schedule A to the Bylaws, supplement the Declaration of Condominium and may be amended by the Board of Directors (the "Board") at a duly noticed meeting; and

WHEREAS, written notice of this meeting, identifying the proposed amendments to the Rules and Regulations as an agenda item, was mailed, delivered, or electronically transmitted to the unit owners and posted conspicuously on the Condominium Property at least fourteen (14) days before the meeting in accordance with Section 718.112(2)(c), Florida Statutes; and

WHEREAS, the Board has determined that it is in the best interest of the Association to amend the rule governing storage in enclosed parking spaces and the rule governing parking restrictions in order to promote safety, mitigate the risk of fire and pests, and provide for the orderly use of the parking areas of the Condominium Property;

NOW, THEREFORE, BE IT RESOLVED that the Board adopts the following amendments to the Rules and Regulations:

1. Amendment to Rule 18 (Storage in Enclosed Parking Spaces): Rule 18 of the Rules and Regulations is hereby amended to read in its entirety as follows:

18. Storage in Enclosed Parking Spaces: All enclosed parking spaces shall be kept in a neat and orderly fashion at all times. To ensure safety and mitigate the risk of fire and pests, all storage within garage areas must comply with the following:

(a) Permitted Storage Locations: Storage is only permitted within a storage closet or on open shelving that has been approved by the Board of Directors.

(b) Container Requirements: All items stored on open shelves must be kept in closed, sealed containers. Containers must be made of plastic, metal, or other non-combustible material. The use of cardboard boxes or wood materials for storage is expressly prohibited.

(c) Storage in Enclosed Common Area Parking Spaces: No items shall be stored within the boundary of the parking space itself. Storage is permitted only in the area

located between the concrete wheel stop and the interior wall of the parking garage. Items may be stored only in a storage closet or inside storage containers placed on open shelves approved by the Board of Directors. One utility cart may be kept at the back of the assigned parking space, provided it does not encroach beyond the boundary of the assigned space.

(d) Prohibited Items: No flammable, combustible, or explosive fluids, chemicals, or other hazardous substances may be stored in the garage at any time.

(e) Alterations Prohibited: Bolting or drilling into the garage floor or walls, and moving or relocating any concrete wheel stop, is strictly prohibited.

2. Amendment to Rule 25 (Parking Restrictions): Rule 25 of the Rules and Regulations is hereby amended to read in its entirety as follows:

25. Parking Restrictions: Commercial and work vehicles parked for longer than eight (8) hours must park on the south side of building 1825. RVs, motorhomes, trailers, moving trucks, moving containers, and boats may park on the south side of building 1825 for a maximum of seventy-two (72) hours per year. Vehicles may not be washed, repaired, or maintained on the Condominium Property. All resident and guest vehicles must display hang tags supplied by the Association or may be subject to towing. In addition:

(a) Vehicles shall not extend beyond the lines on either side of the assigned parking space, nor beyond the front line of the assigned parking space.

(b) Owners with assigned adjacent parking spaces may park a motor vehicle over the centerline of their combined assigned spaces.

(c) Each parking space is limited to one (1) motor vehicle, or one (1) three-wheel motorcycle, or two (2) two-wheel motorcycles.

(d) The assigned parking space shall be used only to park a motor vehicle. No loose items shall be placed in the parking space at any time.

(e) The storage of watercraft within the parking garage is prohibited.

3. Remaining Rules Unaffected: Except as expressly amended by this Resolution, the Rules and Regulations remain in full force and effect. In the event of any conflict between this Resolution and the Declaration, Bylaws, or applicable law, the Declaration, Bylaws, and applicable law shall control.

4. Effective Date: The amendments adopted by this Resolution shall take effect immediately upon adoption, and the Association shall provide a copy of the amended rules to all unit owners and occupants.

ADOPTED by the Board of Directors of River Palms Riverfront Condominium Association, Inc. at a duly noticed meeting of the Board held on the 22nd day of July, 2026.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Signed by:
By: Brenda Furbush
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President

Signed by:
Attest: Jay Rite
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Vice President / Treasurer