

Commercial Vehicles
THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.
July 10, 2008

WHEREAS, Section 8.14 of the Declaration of Covenants, Conditions, Restrictions, and Easements for The Meadows At Saint Johns ("Covenants") states that no commercial vehicles of any type may be kept or parked in front of residential structures, and any commercial vehicle present must be completely screened inside a garage, covered and concealed from view from any adjacent Lot or roadway; and

WHEREAS, Section 8.14 of the Covenants provides that non-private automobiles may be parked in driveways during the times necessary for pickup and delivery service and solely for the purpose of such service; and

WHEREAS, Governmental agency and judicial decisions and findings in Florida indicate a commercial vehicle is "any vehicle and/or equipment not contained within the definition of domestic equipment that is designed or used for commercial or industrial function"; and

WHEREAS, Federal regulations define a commercial vehicle to mean a self-propelled or towed vehicle used on the highways that is: 1) designed or used to transport passengers for compensation, or 2) used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation; or 3) used in transporting material found by the Secretary of Transportation to be hazardous; and

WHEREAS, Commercial vehicles in residential neighborhoods parked or kept outside of designated areas create a nuisance in those neighborhoods; and can negatively impact or deprive resident quite enjoyment of their property and the community; and

WHEREAS, The Board of Directors of the "The Meadows at Saint Johns Owners Association, Inc." recognizes that vehicles designated as a van or pick-up truck are used and kept by resident of the The Meadows; and

WHEREAS, The Board of Directors of the "The Meadows at Saint Johns Owners Association, Inc." desires to establish guidelines and standards for commercial vehicles within The Meadows;

The Board of Directors hereby adopts the following guidelines and standards:

Commercial Vehicles

Section One: Definitions

A. Private Automobile

- a. Private automobile is a "domestic vehicle."
- b. Domestic vehicle is a passenger motor vehicle where the vehicle must be 20 feet or less in overall length and 7 feet or less in overall height.

B. Commercial Vehicle

- a. Non-private automobile is a "commercial vehicle."
- b. Commercial vehicle is any vehicle and/or equipment not contained within the definition of domestic equipment that is designed or used for commercial or industrial function.
- c. Commercial vehicle is any vehicle that is self-propelled or towed for use on the highways that is:
 1. designed or used to transport passengers for compensation, or

- 2. used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation, or
- 3. used in transporting material found by the Secretary of Transportation to be hazardous; or
- 4. configured to give the impression to neighbors of ordinary sensibilities that the vehicle is used for transporting passengers for compensation, or that it is transporting materials designated as hazardous; or
- 5. has an overall length of more than 20 feet; or
- 6. has an overall height of more than 7 feet.

Section Two: Guidelines

- A. No commercial vehicles of any type may be kept or parked in front of residential structures including driveway and roadway, unless providing a pickup or delivery service to that residential location.
- B. Any vehicle providing a pickup or delivery service may be parked only during the times necessary for the pickup or delivery and solely for the purpose of such service.
- C. Any commercial vehicle kept or parked must be completely screened inside a garage, covered and concealed from view from any adjacent Lot or roadway

Section Three: Exemption

- A. One commercial vehicle, designed as a van or pick-up truck, may be parked in the driveway of a residential property but only if the commercial vehicle meets the length and height restrictions of a passenger motor vehicle, 20 feet or less in length and 7 feet or less in height.

Section Four: Compliance

- A. Each day a commercial vehicle of any type is kept or parked in front of residential structures, unless providing a pickup or delivery service to that residential location, shall be classified as a non-continuing violation.
- B. The Association may assess fines for the non-continuing violation, upon applicable owner of The Lot, pursuant to the Fine Schedule as set forth in Resolutions of the Board.
- C. The owner of The Lot and/or the commercial vehicle shall be given a one-time notice that a provision of these guidelines is being violated and shall indicate a deadline period in which to immediately correct the violation.
- D. If the is violation is not corrected or reoccurs after the one-time notice deadline period expires, the Association may impose and assess the non-continuing violation on any owner of The Lot starting immediately after the notice deadline period expires.

This resolution is adopted this 10th day of July 2008, at an open Board meeting where a quorum of the Board was present and will become effective immediately.

ATTEST:

Leslie Dowdy
Secretary

July 10, 2008
Date