

This instrument prepared by
and when recorded return to:

Clinton S. Morrell, Esq.

SHUMAKER

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**RESOLUTION AND CERTIFICATE OF AMENDMENT OF STANDARDS AND RULES
AND REGULATIONS OF BRIGADOON HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, Brigadoon Homeowners Association, Inc. (the "Association") is a not-for-profit corporation duly organized and existing under the laws of the State of Florida; and

WHEREAS, the Association is a homeowners association governed by Chapter 720, Florida Statutes, the Brigadoon on Lake Heather Declaration of Covenants and Restrictions, as recorded at OR Book 4069 page 1894 of the Official Records of Hillsborough County Florida, as amended from time to time (the "Declaration"), in addition to other governing documents;

WHEREAS, without exclusion, the Declaration of the Bylaws of Brigadoon Homeowner's Association, Inc. authorize the Association's Board of Directors to regulate architectural issues and the use of the common elements in the community;

WHEREAS, the Association's Board of Directors has promulgated "Standards" relating to architectural issues as well as "Rules and Regulations" regulating use of the common elements;

WHEREAS, the Association's Board of Directors desires to amend the Standards and Rules and Regulations;

NOW, THEREFORE, BE IT

RESOLVED, that the foregoing recitals are true and correct; and

RESOLVED, that the Board of Directors of the Association hereby approves and adopts the amendments to Standards attached hereto as **Exhibit A**.

RESOLVED, that the Board of Directors of the Association hereby approves and adopts the amendments to Rules and Regulations attached hereto as **Exhibit B**.

IN WITNESS WHEREOF, the Association's Board of Directors, at a duly noticed meeting of the Board of Directors at which a quorum was present, held on the 10th day of SEPTEMBER, 2020, in the manner required by the Association's governing documents, adopted the foregoing Resolution and Certificate of Amendment to Standards and Rules and Regulations of Brigadoon Homeowners Association, Inc., which is to be made a part of the Association's official records.

BRIGADOON HOMEOWNERS
ASSOCIATION, INC.

John Ketron

By: John Ketron
Its: President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I The foregoing instrument was acknowledged before me this 17th day of May, 2020 by John Ketron, as President of Brigadoon Homeowners Association, Inc., a Florida nonprofit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

Cheryl K. Paasch
NOTARY PUBLIC
Print Name: Cheryl K. Paasch
My Commission Expires



EXHIBIT A

AMENDMENTS TO STANDARDS OF

BRIGADOON HOMEOWNERS ASSOCIATION, INC.

The Standards of Brigadoon Homeowners Association, Inc. are amended as follows
(~~striketrough~~ indicates deletion; double underline indicates addition):

The section titled "French Doors" is amended as follows:

French Doors: Glass sliding doors in the rear of buildings, but not on the sides or front, may be replaced with Standard-French Ddoors fitting into the same aperture as the original sliding glass doors. All French Ddoors are subject to Architectural review/approval.

The following new section is added:

Other Alterations Prohibited: Except as specifically authorized herein, unit owners may not alter the exterior appearance of their units or other portions of the buildings.

EXHIBIT B

AMENDMENTS TO RULES AND REGULATIONS OF

BRIGADOON HOMEOWNERS ASSOCIATION, INC.

The Rules and Regulations of Brigadoon Homeowners Association, Inc. are amended as follows (~~strikethrough~~ indicates deletion; double underline indicates addition):

Article II of the Rules and Regulations is amended as follows:

II. VEHICLES/PARKING

As set forth in greater detail in the Declaration, the Association owns and regulates the parking areas and regulates the use of vehicles within Brigadoon Townhomes. All owners, tenants, residents and their guests and invitees are obligated to comply with the provisions governing vehicles and parking stated herein. The Association will consistently enforce the provisions of these Rules and Regulations relating to vehicles and parking in the community.

A. Passenger automobiles, vans, and light pick-up trucks that do not exceed the size of one parking space may be parked only in the areas provided for that purpose. Parking on the grass is prohibited ~~and subject to towing without notice~~. Boats, trailers, motor homes, and commercial vehicles shall not be parked on the properties ~~and are also subject to immediate towing~~. The following definitions shall apply for the purpose of this section:

1. "Vans and light pick-up trucks" mean vehicles with less than a one-half (1/2) ton rated weight carrying capacity which is used solely as a passenger vehicle and not as a "Commercial Vehicle", as that term is defined elsewhere in this rule. This rule is intended to specifically permit the parking of passenger, cargo, and like vans currently marketed under the following manufacturers name plates: Dodge Caravan, Plymouth Voyager, Chevrolet Astro, Ford Aerostar, and all other vehicles of similar design and which are within 5% of the height, width, and length of such vehicles. The term light pick-up trucks is specifically intended to include open bed vehicles not used for commercial purposes such as traditional pick-up trucks, El Caminos, Rancheros, as well as vehicles commonly marketed as "Jeeps such as Ford Broncos, Chevrolet Blazers, Jeep Wagoneers, and the like."
2. "Commercial vehicles" means all vehicles of every kind, whatsoever, which from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial markings, signs, displays, toolboxes (other than standard passenger truck toolboxes mounted across the truck box adjacent to and along the full width of the cab), ladders or equipment racks, or otherwise indicates a commercial use. Commercial vehicles include, but are not limited to, all vehicles having more than two axles, box trucks, flatbed trucks or other trucks of any kind without beds/boxes, vans without rear side windows beyond the front passenger windows, vehicles seating more than 9 passengers, trucks, or any vehicle

greater than class 4 (16,000 lbs) on the gross vehicle weight classification system as utilized by the Federal Highway Administration.

3. "Bus" means all vehicles of any kind whatsoever, manufactured, designed, marketed, or used as a bus, for transport of greater number of passengers or goods than automobiles are customarily manufactured, designed, marketed, or used to carry, but excluding vehicles manufactured, designed, or marketed as a passenger, cargo, or like vans.
 4. "Campers" means all vehicles, vehicle attachments, vehicle toppers, trailers, or other enclosures or devices of any kind whatsoever, manufactured, designed, marketed, or used for the purpose of camping, recreation, or temporary housing of people or their personal property.
 5. "Mobile homes" means any structure or device of any kind whatsoever, which is not self-propelled but which is transportable as a whole or in sections, which is manufactured, designed, marketed, or used as a permanent dwelling.
 6. "Motor homes" means any vehicles which are self-propelled, built on a motor vehicle chassis, and which are primarily manufactured, designed, marketed, or used to provide temporary living quarters for camping, recreations, or travel use. Vehicles satisfying the foregoing criteria and which contain shower facilities, restroom facilities, and full cooking facilities shall be considered motor homes.
 7. "Boats" means anything manufactured, designed, marketed, or used as a craft for water flotation, capable of carrying one or more persons, or personal property.
 8. "Trailers" means any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed, or used to be coupled to or drawn by a motor vehicle.
- B. Mopeds shall be parked in unnumbered parking spaces only. Motorcycles may only be operated for ingress and egress and shall have a quiet muffler. No noisy "dirt bikes" may be operated or parked within Brigadoon at any time. For bicycles, see "Maintenance by Owners/Occupants" (V.A.).
- C. There shall be no major repair performed on any motor vehicle on the properties.
- D. Any vehicle, which is not currently licensed registered, has inoperable lights, broken windows, flat tires, cracked, missing or dragging body panels or parts, missing muffler or creating loud, excessing or obnoxious noise, leaking oil or other fluids, or has excessive smoky or noxious exhaust, or has other moderate to severe damage or cannot operate on its own, shall not be brought into the properties or, if the vehicle comes to meet any such conditions after being brought into the properties, shall not remain on the premises properties for more than forty-eight (48) hours. As used in this section, the term licensed shall mean that vehicle displays, at all times, a license plate or licensed tag to which is affixed a sticker indicating that the vehicle is currently registered

with the State of Florida or other state as the case may be. Newly obtained vehicles may utilize a temporary license plate, but upon expiration, the temporary license plate must be replaced with a permanent license plate and license tag and not another temporary license plate. Any member of the Board, or any of the Board's agents, who has reasonable cause to believe that a vehicle is unable to operate on its own power shall affix a sticker thereto notifying the owner of the vehicle that it is considered to be in violation of the Association Rules and Regulations. The owner of such vehicle shall have forty-eight (48) hours from the date and time affixed to the sticker to respond to the Board or its agent and demonstrate that the vehicle can operate on its own power. ~~If the owner cannot so demonstrate or if the owner does not contact the Board, the vehicles may be towed at the owner's expense.~~

- E. Any vehicle parked in violation of these rules or the Association's other governing documents or otherwise improperly parked upon the properties violating any provision of this section shall may be towed without notice at the owner's expense. In addition or instead of towing, ~~t~~The Board, or its agents, shall have the authority to affix stickers to the vehicle indicating a violation of these Rules and Regulations. Any stickering of a vehicle will not constitute a waiver of the Board's Association's right to tow the vehicle and nothing contained herein shall be construed to require the Board to affix a sticker to the vehicle before towing it.
- F. Each resident shall have the right to not more than one (1) assigned automobile parking space. The Association shall assign a space, with street number on the parking bumper, as near and convenient to each lot as is reasonably and practically possible together with the right of ingress and egress to and upon said parking area. No person shall park in an assigned space without the express approval of the Owner or resident or the unit to which the space is assigned. ~~Any resident who is denied access to his/her assigned parking space because another resident or non-resident is occupying that space, may call the Association's towing contractor (name and phone number posted at each entrance) and have the unauthorized vehicle towed. Residents should be able to provide contractor with the street address, license plate information, make, model, and number of doors. Towing shall be at the expense of the towed.~~
- G. Unassigned/unmarked spaces are available for use on a first-come first-serve basis. Unassigned/unmarked spaces only be used for vehicles which are driven on a regular basis and may not be utilized for storage of collector or other unused vehicles which are not driven outside of the community at least weekly. Vehicles may not be parked in an unassigned/unmarked space for more than five consecutive days except with the Association's express written permission, which permission shall be subject to the discretion of the Board.

- H. ~~The Association shall have the right through its agents, to tow any vehicle, without notice, which: blocks the street, including the pool area; blocks entrance areas to dumpsters; uses more than one parking space for a single vehicle; parks on the common areas or on a between-building island; or for any other reason a Board member or the Association's agent determines a situation to be hazardous or detrimental to the flow of normal traffic.~~
1. ~~G. In the event it becomes necessary for the Association to temporarily prevent use of paved areas for performance of non-emergency maintenance, The Association shall have the right through its agents, to tow any vehicle at owner's expense, which obstructs street maintenance, including parking spaces. Advance notice of such maintenance shall be provided residents the Association will provide at least twenty-four (24) hours notice to each unit before work commences, which notice shall be in writing, posted on the front door of each unit and shall state area(s) and time(s) where vehicles may and may not be parked while contractors are working. Each resident must ensure all vehicles are removed from the stated areas during the stated times.~~
- I. The speed limit on Brigadoon Drive is 15 miles per hour.
- J. Vehicles shall be parked entirely within marked spaces. No portion of vehicles, including trailer hitches, may obstruct any portion of a roadway or sidewalk.
- K. Placement or installation of electric cords or other equipment for charging electric vehicles upon the common elements is prohibited.