

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
5255 CYPRESS COURT  
ORLANDO, FLORIDA 32811

RULE 3F

The Middlebrook Pines Condominium Association, Inc. has never permitted commercial vehicles on the Middlebrook Pines property, specifically including but not limited to, vehicles with commercial lettering. Due to recent confusion regarding 3F, the Board of Directors is clarifying this Rule, and setting forth Rule 3F as follows:

Commercial vehicles shall not be parked on Middlebrook Pines property, except during the time services are being rendered to a resident or goods are being delivered. ~~At no time and under no circumstances shall commercial vehicles be parked overnight on Middlebrook Pines property. Commercial vehicles shall be defined as any vehicle exceeding 21.5 feet in length or 8 feet in height. Commercial vehicles shall also be defined as having commercial advertising displayed anywhere on the vehicle including windows. In addition, commercial vehicles shall be defined as any vehicle having equipment, tools, ladders, construction materials, foliage debris, trash, garbage, hazardous materials, or other like items projecting from, hanging on, attached to, stored inside, or stored in the open body of a vehicle.~~

~~Commercial vehicles shall not be disguised with fabric covers to circumvent this rule. This rule does not apply to normal dealer decals affixed to the back of a vehicle, a dealer license plate, or on a spare outside tire cover. Such dealer decals are located on passenger vehicles, and are not considered commercial advertising within the intent of the governing documents.~~

~~Commercial vehicles may be allowed to use a professional magnetic decal to cover commercial advertising only if the following occur: the color of the decal is in harmony with the external design and color of the vehicle; the decal completely covers said advertising; approval of the decal is granted by the Board of Directors; and the decal is applied prior to entering the Middlebrook Pines property and only removed after leaving the Middlebrook Pines property.~~

A commercial vehicle shall be defined as a vehicle which meets any of the following criteria:

- 1) any vehicle that exceeds 21.5 feet in length or 8 feet in height;
- 2) any vehicle that displays commercial advertising, a company, logo, lettering, emblems, or other commercial markings anywhere on the vehicle, including, the windows of the vehicle;
- 3) any vehicle which has tools, ladders, racks, bins, lockers, or other such items or materials projecting from, hanging on, attached to, stored inside, or stored in the open body of the vehicle;
- 4) any vehicle which contains construction materials, landscaping debris, trash, garbage, or hazardous, materials;

Middlebrook Pines Condominium Association, Inc.  
Commercial Vehicles Rule 3 F

- 5) any vehicle which has oversized tires;
- 6) any cargo van, bus, taxi, limo, or other vehicle which is designed primarily for the commercial transportation of persons or materials, regardless of how such vehicle is actually used.

Commercial vehicles shall not be disguised with fabric covers to circumvent this rule. Pick-up trucks and Sport Utility Vehicles ("SUV'S) are permitted; provided such pick-up trucks and SUV's do not violate any of the restrictions set forth above. This rule does not apply to normal dealer decals or tag frames that are affixed to the back of a vehicle, or to the wheel covers; provided such dealer decals do not exceed twelve (12) inches in size. Such dealer markings are typically located on passenger vehicles and are not considered commercial advertising with the intent and meaning of this rule. The forgoing notwithstanding, nothing in this rule shall prohibit pickup trucks from having one enclosed tool chest installed underneath the back window of the pickup truck, which closed tool chest is below the back window, does not rise more than 6 inches above the top of the truck bed when closed.

Pickup trucks or other non prohibited vehicles which have a bed, and which have prohibited items stored or kept in the bed of the vehicle, may be parked on the property subject, as long as a hard body or fabric bed covering is installed on the vehicle which completely cover the entire bed of the vehicles or such items that are located within a tool chest as described above. All items within the bed must be completely and totally shielded from view by the cover or tool chest and the cover or tool chest must lie flat or closed in a completely lowered position when parked on the property.

Vehicles which would otherwise be prohibited as " Commercial Vehicles" may be allowed to be parked on the property, with prior Board approval where the vehicle meets the following criteria:

- 1) A professionally made magnetic decal is used to cover any commercial markings;
- 2) the color of the decal is in harmony with the external design and color of the vehicle;
- 3) the decal completely covers all commercial markings. † and
- 4) ~~the decal is applied to the vehicle prior to entering the property and is removed only after the vehicle has completely left the property.~~

Any vehicle parked on Middlebrook Pines property in violation of this rule shall be subject to towing without further notice at the vehicle owner's expense. The Board of Directors shall have the final say as to the meaning of the definition of a commercial vehicle if a unit owner, lessee, or guest disputes the enforcement of this rule.