

RESOLUTION OF THE
MAJESTIC BEACH RESORT COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
OCTOBER 20, 2006

WHEREAS, paragraph 12f of the Declarations of Condominium for Majestic Beach Tower I and II authorizes the Association to make reasonable regulations concerning the use of condominium property;

WHEREAS, paragraph 31 of the By-Laws of Majestic Beach Tower I and II empowers the Board of Directors to exercise the powers and duties of the Association existing under the Declaration of Condominium and the By-Laws;

WHEREAS, there are 150 reserved parking spaces that are privately owned and require stringent enforcement measures;

WHEREAS, it is the intent that this policy resolution shall apply to all persons parking anywhere on the community property until this resolution is rescinded, modified, or amended by a majority of the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors does hereby establish the following towing policy effective November 1, 2006:

1. The Association hereby authorizes management to have towed any vehicles parked in or around the community property in unauthorized areas including, but not limited to, the following:

a. Any vehicle creating a health or safety hazard, such as vehicles leaking hazardous and/or flammable liquids.

b. Any vehicle that does not have a valid license tag.

c. Any unauthorized vehicle parked in or blocking access to a private parking space. Whenever an owner reports an unauthorized vehicle either in or blocking his space, Security will make an attempt to contact the driver of the vehicle so that it can be moved. If the driver cannot be reached or if there is no parking pass on the vehicle, the towing company will be called immediately.

d. Any vehicle parked in a manner that blocks traffic flow, parked in more than one space, parked where there is no designated parking space, parked in the 15-minute parking area for more than one hour, parked on resort property without a valid parking pass, or parked in a handicap space without both a valid handicap permit and a parking pass displayed.

2. Although the general guideline should be to tow reactively rather than proactively, Security should be extra vigilant and immediately deal with any vehicle parked in between the yellow poles that mark private reserved parking spaces.

3. Whenever the towing company is called, the security officer should remain in the vicinity until the tow vehicle arrives, so long as the activity level at the resort permits it. Once called, the towing company will expect to be paid for the trip out whether they actually tow a vehicle or not. Should the driver of the incorrectly parked vehicle show up before the towing company does, every effort should be made to detain him, without the use of physical force, until the tow vehicle arrives.
4. All costs incurred with towing a vehicle in violation of this policy are at the vehicle owner's expense. Should the owner of an individual parking space take it upon himself to notify the towing company, rather than going through Security, he will be responsible for any related expenses. Under no circumstances will the Association pay for or be liable for towing a vehicle from a privately owned parking space, regardless of who calls the towing company.
5. Neither the Association nor management will assume any risk or liability that may result from towing any vehicle(s) that is in violation of this resolution.
6. Unit owners are responsible for notifying all of their occupants, tenants, guests, visitors, contractors, delivery personnel, etc., of this policy.