

ORCHARDS AT GREENTREE CONDOMINIUM ASSOCIATION INC.

Resolution Clarifying the definition of a Commercial Vehicle in the Towing Resolution.

WHEREAS the Orchards at Greentree Condominium Board of Directors is empowered to adopt, enforce and amend rules concerning the use of common property pursuant to Article I, Section 5 and Article III, Section 15 (e) of the Association Bylaws; and

WHEREAS the Board has previously adopted a Resolution regulating the use of the common parking areas dated 11/21/2002 ; and

WHEREAS the aforesaid Resolution precludes “commercial vehicles” from parking on the common parking area; and

WHEREAS the definition of “commercial vehicle” has been questioned and/or challenged and the Board of Directors has determined that a clear clarification of the definition of a “commercial vehicle” for the purpose of the Association’s parking regulations is advisable; and

WHEREAS this Resolution was presented and approved by a majority of Board of Directors at a meeting open to all unit owners;

It is on this \_\_\_\_ day of \_\_\_\_\_, 2023 RESOLVED as follows:

*A ‘commercial vehicle’ for the purpose of the Master Deed, the Bylaws, any rule or regulation and specifically the Towing Resolution adopted November 11, 2002 (attached hereto) shall mean the following:*

- 1. Any motor vehicle with commercial plates;*
- 2. Any motor vehicle with any signs, writing, pictures, symbols or other display(s) of any kind which identifies or relates in any way to a business;*
- 3. Any motor vehicle equipped with tools, ladders, tool racks or other construction-type equipment on the exterior of the vehicle.*

This provision shall become enforceable upon delivery by regular mail to all unit owners and may be enforced immediately thereafter against any unit owner that is more than 60 days in arrears.

Nancy Lapidow-Johnson  
President

Alvin Dore  
Secretary