

THE FALLS MAINTENANCE ASSOCIATION, INC.
c/o Signature Property Management Group, Inc.
304 Indian Trace #107
Weston, FL 33326
954-385-3235/Fax 954-389-7682

Pickup Truck Variance – Effective 2/2/2022

At the duly noticed Board Meeting that took place on February 2, 2022, the Board, by majority vote, elected to create a variance for the overnight parking of pickup trucks throughout the neighborhood. This variance was created per the Association's Governing Documents (Articles VII Sections 12 and 24).

Pickup trucks are expressly permitted within The Falls Maintenance Association provided they meet all of the requirements included below:

1. Be a light motor vehicle with an open-top, rear cargo area.
2. Have a net weight (curb weight) that must be less than 6,000 pounds.
3. Have no more than two axles.
4. Have no more than two tires per axle.
5. Tire size must conform to sizes that were factory available for the standard Make, Model, and Year of the vehicle. No tires that are larger or smaller are acceptable.
6. Must not have any modification to raise or lower the ride height when compared to a standard model of the vehicle. This includes factory, dealer, or any other provided or installed modifications.
7. Camper tops, bed caps, toppers, and/or shells must be approved by the Association prior to being installed on the vehicle. Tonneau covers do not apply to this requirement.
8. No storage box or other aftermarket items can be installed in the rear cargo area of the vehicle.
9. No visible overnight storage of any materials (including trash or debris) in the rear cargo area of the vehicle.
10. Must have the original hard or soft factory installed tailgate.
11. Must conform to the restrictions on commercial vehicles as defined in Article VII Section 12. The use of a Tonneau cover does not change whether or not the vehicle is classified as a "commercial vehicle".
12. The entire vehicle must fit within the driveway (cannot obstruct sidewalks).
13. Must comply with all rules and regulations set forth in the Association's Governing Documents.

This variance and its restrictions do not apply to a vehicle parked within a closed garage. This variance supersedes any previous variance for pickup trucks. Any vehicle granted a variance prior to this variance is not subject to the requirements set herein. Any penalty imposed prior to this variance is not subject to appeal as this variance (and its requirements) are effective from 2/2/2022 and will remain effective until the variance is modified.

Sincerely,

Board of Directors
The Falls Maintenance Assn., Inc.