

PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT POLICIES REGARDING PARKING  
IN DISTRICT COMMON AREAS AND TOW-AWAY ZONES

1. Definitions.

A. "Parking" shall be defined as the permanent or temporary placement of any portion of any vehicle, whether such vehicle is motorized or non-motorized.

B. "Patrons" shall have the meaning assigned to it in the Policies Regarding District Amenity Facilities.

C. "Vehicle" shall be defined as a contrivance of any form, used to carry people or objects from one place to another.

2. The District owns certain Common Areas, depicted in **Exhibit A**, and maintains landscape and other improvements thereon. In order to prevent damage to these improvements in the Common Areas and to maintain the appearance of the community, parking in the Common Areas is prohibited.

3. Those areas within the District's boundaries depicted in **Exhibit B**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones." The parking of vehicles in Tow-Away Zones overnight without the approval of the Amenity Manager is prohibited.

4. The District's Board of Supervisors shall maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones. Such firm shall post such notices as are required by Florida law and as are approved by the District's Board of Supervisors.

5. Any vehicle parked for a period of greater than forty-eight (48) hours in violation of a District Tow-Away Zone notice shall be deemed "unauthorized" and shall be subject to towing/removal at its owner's expense. The Amenity Manager may act on behalf of the District in determining whether a vehicle is parked in violation of this policy and whether it should be removed.

6. Persons who violate these Policies may be required to compensate the District for damage to the landscape or other improvements caused by such violation, to reimburse the District for any fees or expenses it incurs due to a "call back" of its landscape maintenance contractor in order to mow or otherwise maintain any Common Area that was inaccessible on the scheduled maintenance date due to such violation, or to make restitution to the District for any other damages, expenses or costs incurred due to such violation.

6. Patrons shall be responsible for their tenants', guests', and invitees' adherence to these Policies.

5. **The District shall not be responsible for any injury or damage to persons or property resulting from or related to, parking in the Common Areas or Tow-Away Zones.**