

**CERTIFICATE OF RECORDING
OF THE
WORTHINGTON COMMUNITY ASSOCIATION, INC.
PARKING & TOWING RULES AND REGULATIONS**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the Board of Directors on the 12th day of May, 2020, after notice to the membership, the Parking & Towing Rules and Regulations for Worthington Community Association, Inc. is hereby approved following a vote of the Board __X__ in favor _____ disapproved.

The Declaration of Covenants, Conditions and Restrictions of Worthington Community Association, Inc. is recorded in O.R. Book 20826, Page 1445, et seq., in the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, Worthington Community Association, Inc., has caused this Certificate of Recording to be executed in accordance with the authority hereinabove expressed this 12th day of May, 2020.

WORTHINGTON COMMUNITY
ASSOCIATION, INC.

(Corporate Seal)

Attest: _____

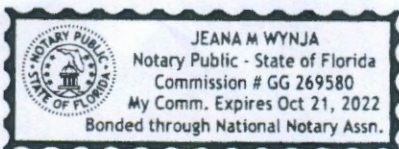
Secretary

By: _____
President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On the 21 day of September, 2020, personally appeared before me James Bishop, President and Joe Cavanaugh, Secretary of Worthington Community Association, Inc., and who are personally known to me or produced _____ as identification and who did take an oath.

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



Jeana M Wynja
Notary Pubic

WORTHINGTON

COMMUNITY ASSOCIATION, INC.

PARKING & TOWING RULES AND REGULATIONS

Revised and Approved May 12, 2020

The Association has adopted the following Rules and Regulations regarding parking to further define and clarify the parking restriction(s) as indicated within the Declaration of Covenants, Conditions and Restrictions. Please be aware that the following parking rules and towing policies have been derived from and are in accordance with the language in the Declaration. Please refer to Section 14.4 for the complete text. **Those vehicles found to be in violation of the parking rules will be subject to immediate towing at the vehicle owner's expense.** Accordingly, please ensure that you, along with your guests, contractors, invitees, etc., remain in compliance with these rules at all times.

1. All vehicles shall be parked within the driveway. Vehicles parked within a driveway shall not block the sidewalk. Garage doors shall be kept closed except when in use. There shall be no overnight parking (12:00 AM to 6:00 AM) of any vehicle in the street by an Owner or by the guest, tenant, or invitee of an Owner.
2. "Common Area Parking" shall be used as overflow parking on a temporary, or non-consecutive basis (10 day maximum).
3. Except as hereafter expressly provided, no boat, boat trailer, camper, mobile home, travel trailer, aircraft, glider, trailer, or bus shall be permitted to remain on any Lot or street within the Property, unless inside a garage or otherwise parked, stored or located in such manner and location so as not to be visible from the public streets and neighboring Lots. Commercial vehicles are not permitted to be parked within the Property except on a temporary, short-term basis as defined herein. All motor vehicles permitted to be on a Lot must be parked on pavement at all times and shall not park on the grass or non-paved area of the Lot.
4. No motor bike, motor scooter, moped, dual axel vehicle, ATV (all-terrain vehicles) or other two-wheeled, three-wheeled or four-wheeled ATV or go-cart, or the like, shall be permitted to be parked or stored on any Lot, or other residential property, street, road or any other part of the Property, unless the same shall be stored entirely within and fully enclosed by a garage. No such vehicles may be operated within the Property except for entering and leaving the Property and then only if such vehicle is licensed or registered by the State of Florida to operate on public roads. This section shall not be applicable to Declarant.
5. "Parking on a Temporary, Short-Term Basis" of commercial or recreational vehicles or trailers belonging to guests of Owners, shall also mean parking of commercial vehicles used in connection with the furnishing of services and/or the routine pickup and delivery, respectively, of materials from and

WORTHINGTON

COMMUNITY ASSOCIATION, INC.

to dwelling units (including those commercial vehicles used in connection with bona fide current on-going construction of improvements on Lots, other residential property or Common Areas) and commercial and recreational vehicles belonging to or being used by Owners for loading or unloading purposes only.

6. "Street Parking" during designated hours is allowed however, two vehicles shall not be parked directly across from each other on the opposite side of the road. Parking directly across from each other on the opposite side of the road makes it difficult for emergency vehicles, garbage trucks and mail carriers, etc., to safely navigate through (which could especially become a problem for a person having an emergency). Cars prohibiting the above vehicles to safely navigate, or mail to be delivered, will be towed.
7. "Commercial Vehicles" shall be parked on the street on a temporary, short-term basis for loading/unloading.
8. Any commercial, recreational or other vehicle parked, stored, repaired, serviced, painted, dismantled, rebuilt, constructed or operated in violation of the restrictions provided in this section, or in violation of any reasonable rules and regulations adopted by the Association, may be towed away by or at the request of the Association, and the Owner of the Lot or dwelling unit to whom such vehicle belongs, or to whom the operator of such vehicle is a family member, guest or invitee, shall reimburse the Association, as per the Declaration, for any costs incurred. The Association shall have the right to exercise legal action, up to and including lien action, against such Lot or dwelling unit to enforce the collection of such reimbursement. Any cost or expense necessary for the recovery of the towed vehicle shall be borne by the Owner or operator of the towed vehicle.
9. Parking on grass is strictly prohibited. Vehicles shall not park on the grass and shall remain on paved areas at all times.
10. The Association has entered into a contract with a local towing company, whose name and contact information shall be posted in the community, and who may perform roaming towing services on a random schedule as allowed by the Association. Any vehicle found to be parked in the street or common area in violation of the "overnight parking" rule, or violating any other rules or regulations, will be towed at the owner's expense. The Board of Directors or its authorized agent, are the only entities authorized to engage the contracted towing company regarding the removal of a vehicle from the community.

WORTHINGTON

COMMUNITY ASSOCIATION, INC.

The Association has adopted the Rules and Regulations regarding parking to define and clarify the above referenced restriction(s).

Definitions:

1. **“block(ing) the sidewalk”** is defined as being situated in such a way that results in the inability of a pedestrian to traverse the sidewalk without having to step or otherwise maneuver around a vehicle that is parked over the sidewalk in full or in part. At no time of the day shall a driveway be blocked.
2. **“overnight parking”** is defined as parking on the streets anytime between the hours of 12:00 AM and 6:00 AM. Cars parked in the street within these hours will be subject to being towed without further notice and at the owner’s expense.
3. **“Commercial vehicles”** is defined as any truck or vehicle to include motor home, bus or van greater than three-quarter (¾) ton capacity that has signage or other advertising or commercial displays.
4. **“Parking on a Temporary, Short-Term Basis”** shall mean parking, on a non-reoccurring or consecutive basis and for a single period not exceeding twenty-four (24) hours in duration.

14.4 Cars and Trucks.

14.4.1 Parking. Owners' automobiles shall be parked in the garage or driveway, if provided, and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of Worthington or a Lot including, without limitation, on the grass, medians, swales, streets, or sidewalks, except on the surfaced parking area thereof. All lawn maintenance vehicles shall park on the driveway of the Home and not in the roadway or swale. To the extent Worthington has any guest parking in the Common Areas, Owners may park in such guest parking spaces. No vehicles used in business for the purpose of transporting goods, equipment and the like, or any trucks or vans which are larger than one (1) ton shall be parked in Worthington except during the period of a delivery. Recreational vehicles, personal street vans, personal trucks of one (1) ton capacity or smaller, and personal vehicles that can be appropriately parked within standard size parking stalls may be parked in Worthington.

14.4.2 Repairs, Storage and Maintenance of Vehicles. No vehicle which cannot operate on its own power shall remain within Worthington for more than twenty-four (24) hours, except in the garage of a Home. No storage of a vehicle, or repair or maintenance, except emergency repair, of vehicles shall be made within Worthington, except in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin or other covers on vehicles shall be permitted anywhere within the public view including, but not limited to, the Common Area

guest parking. Owners shall not park vehicles which are not regularly used as primary vehicles in the Common Area guest parking spaces.

14.4.3 Prohibited Vehicles. No commercial vehicle, limousines, boat, trailer including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept within Worthington except in the garage of a Home. Notwithstanding the foregoing, a boat and/or boat trailer may be kept within the fenced yard of a Home so long as the boat and/or boat trailer, when located within a fenced yard, are fully screened from view by such fence. The term commercial vehicle shall not be deemed to include law enforcement vehicles or recreational or utility vehicles (*i.e.*, Broncos™, Blazers™, Explorers™, Navigators™, *etc.*) or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation. Notwithstanding any other provision in this Declaration to the contrary, the foregoing provisions shall not apply to construction vehicles in connection with the construction, improvement, installation, or repair by Developer or Builder of Homes, Common Areas, or any other Worthington facility. No vehicles displaying commercial advertising shall be parked within the public view. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere on Worthington. For any Owner who drives an automobile issued by the County or other governmental entity (*i.e.*, police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Home. No vehicle shall be used as a domicile or residence either temporarily or permanently. No vehicle with expired registration or license plates may be kept within public view anywhere on Worthington. The use of powered scooters, ATVs, ATCs and/or other motorized vehicles shall be prohibited in the facilities and Common Areas. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained in this Declaration or in the Rules and Regulations now or subsequently adopted may (without obligation) be towed by Association at the sole expense of the owner of such vehicle. Association shall not be liable to the owner of such vehicle for trespass, conversion, or otherwise, nor guilty of any criminal act, by reason of such towing. Notwithstanding the foregoing, each Owner acknowledges that such Owner and its family, guests, tenants, and invitees shall abide by all parking regulations issued by the local governing authority having jurisdiction.