

Heritage Isles Golf & Country Club Community Association, Inc.

Parking Rules and Restrictions

WHEREAS, the Board of Directors (the "Board") of Heritage Isles Golf and Country Club Community Association, Inc. (the "Association") is charged with the responsibility of enforcing the Declaration of Covenants, Conditions and Restrictions for Heritage Isles ("Declaration"), Articles of Incorporation of Heritage Isles Golf and Country Club Community Association, Inc., By-Laws of Heritage Isles Golf and Country Club Community Association, Inc., and the Architectural Guidelines, Standards, Criteria, Rules and Regulations and other rules and regulations, as may be amended (collectively referred to as the Association's "Governing Documents"); and

WHEREAS, the Board is authorized to promulgate reasonable rules and regulations pursuant to Article V of the Declaration and Article IV of the Articles; and

WHEREAS, the members, owners, invitees, and other persons residing within the Properties, as defined in the Declaration, are required to comply with the Rules and Regulations promulgated by the Board pursuant to Article V of the Declaration and the Florida Statutes;

WHEREAS, Article VIII, Section 9, of the Declaration provides restrictions regarding the use of and parking of vehicles within the Properties;

WHEREAS, the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure to address parking violations; and

NOW, THEREFORE, BE IT RESOLVED that, the Association, including its Officers, Directors, Managers, Attorneys, and Members and their tenants, lessees, invitees, and guests, shall adhere to the parking standards and requirements set forth herein and in the Governing Documents.

BE IT FURTHER RESOLVED that the following policies shall apply to all vehicles parked within the Properties:

1. Passenger automobiles may be parked only in garages, driveways or parking spaces.
2. Parking is not permitted on any street, lawn, landscaped or grassy area. Vehicles may not be parked so as to block sidewalks or mailboxes, fire lanes, or other vehicles. No vehicles of any nature shall be parked on any portion of the Properties or a Lot except on the surfaced parking area thereof. All vehicles, including any vehicles temporarily parked within the Properties, shall be operable and shall have current, valid license plates and registration.
3. No motor vehicles which are primarily used and marked for commercial purposes, other than those temporarily on site for business, nor any trailers, may be parked on the Owner's Lot unless inside a garage and concealed from public view.

4. No vehicle which cannot operate on its own power shall remain on or in the Properties for more than seventy-two (72) hours.

5. There shall be no major or extended maintenance, repair or overhaul performed on any vehicle anywhere on the Properties, except in an emergency situation. In an emergency situation, repairs necessary to mobilize the vehicle may be performed but must be performed within twenty-four (24) hours from immobilization. Any repairs necessary to mobilize a vehicle or any other repairs to a vehicle may not be performed on the Properties and the vehicle must be immediately removed from the Properties. Vehicles may not be stored on blocks or jack stands.

6. The temporary, nonrecurring parking of trucks, commercial vehicles, recreational vehicles such as motor homes, campers, house trailers, boats and boat trailers to provide pickup, delivery, repair or maintenance of a Lot, or other such service and/or for loading or unloading is permitted prior to sundown for not more than two (2) consecutive hours, unless an extension is approved in writing by the Board of Directors, in advance.

7. Notwithstanding the above and unless an extension is approved in writing by the Board of Directors in advance, the temporary street parking by residents and guests is permitted for a maximum of four (4) hours as follows:

- a. Street parking is permitted for not more than four (4) consecutive hours on the side of the street with the odd street numbered homes on odd days of the month, and shall be parked in the same direction as traffic;
- b. Street parking is permitted for not more than four (4) consecutive hours on the side of the street with the even street numbered homes on even days of the month, and shall be parked in the same direction as traffic;
- c. Under no circumstances shall vehicles be parked on both sides of the street.
- d. Overnight parking (parking between the hours of 12am and 9am) is strictly prohibited.
- e. In no event, may any vehicle be parked within 15-feet of a fire hydrant, 20-feet from an intersection and 30-feet from a stop sign.

8. For purposes hereof, the mere moving of such a vehicle shall not constitute conformity with this restriction.

Requests for extension may be directed to the Association's community association manager at Condominium Associates, 2019 Osprey Lane, Suite B, Lutz, FL 33549, nbellamy@condominiumassociates.com or call the office at (813) 341-0943.

9. No truck or commercial vehicle (except police or other governmental automobiles), mobile home, motor home, house trailer, utility trailer, camper, boat, boat trailer or other recreational vehicle or equipment, horse trailer, bus, or the like shall be permitted to be

parked or to be stored at any place on any portion of the Properties unless parked within a garage or located on a Lot and screened from view from the street or adjoining Lots.

“Commercial Vehicle” means and includes: Any vehicle with commercial writing, marking, signs, or displays on the exterior, any vehicles primarily used, designed, or registered for a commercial purpose, vehicles with advertising signage attached or displayed on the vehicle’s exterior, vehicles with racks intended to carry commercial equipment, oversized trucks that do not fit in a standard sized garage, and vehicles with over a 1 ton payload capacity.

“Commercial Vehicle” does not include official law enforcement vehicles or vehicles owned by other governmental or quasi-governmental bodies, if used for transportation to and from work.

10. All vehicles must obey posted speed limit and other traffic control and parking signs.

11. It is the responsibility of every Owner to notify their tenants, lessees, invitees, guests, vendors, landscapers, and/or contractors of the Association’s policies and procedures. Additionally, Owners are responsible for any noncompliance and actions of their tenants, lessees, invitees, and guests.

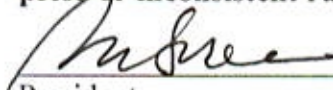
Enforcement

All vehicles violating current parking rules and regulations are subject to ticketing at any time by either the Tampa Police or Fire Department. Homeowners or residents observing illegally parked vehicles are encouraged to notify the Tampa Police Department at (813) 231-6130 or the Fire Department at (813) 274-7000. Please advise the Board of Directors, in writing, if either office does not respond to your complaint.

Additionally, if any Owner, or any tenant, lessee, resident, or guest of any Owner, fails to comply with the Governing Documents or these Parking Rules and Restrictions, the Owner, or any tenant, lessee, resident, or guest of any Owner, may be subject to fines or other enforcement action by the Association, as provided in the Governing Documents and Florida Statute 720.305 and 720.311.

An initial notice of violation will be issued providing a minimum of fourteen (14) days for compliance. Subsequent parking violations that occur within a ninety (90) day period following said initial notice will be considered an ongoing violation and subject to fining and enforcement action pursuant to the Association’s Enforcement Policies, Procedures, and Guidelines.

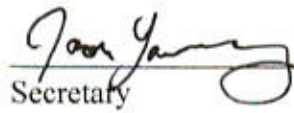
The above PARKING RULES AND RESTRICTIONS was adopted and approved by the Board on 3-27, 2025 at a duly called meeting of the Board at which a quorum was present, in accordance with the Declaration and By-laws, and amends and supersedes any prior or inconsistent rules related to parking.



President

3-27-25

Date



Secretary

3-27-25

Date