

TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on February 28, 2018 at a duly noticed public meeting, the Board of Supervisors of the Two Creeks Community Development District (the "District") adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District's residents and paid users with a means to park Vehicles of overnight guests in the District's Overnight Parking Areas (hereinafter defined) and remove Vehicles, from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- E. *Overnight.* Between the hours of 10:00 p.m. and 5:30 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" during Overnight hours for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

- A. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – Tow Away Zone

Effective date: February 28, 2018

**EXHIBIT A
TOW AWAY ZONE**

**AS HIGHLIGHTED ON ATTACHED MAP,
● NO OVERNIGHT PARKING AT THE AMENITY CENTER
AND
● NO PARKING AT ANY TIME
IN ANY OF THE TEN (10) POCKET PARKS THOUGHOUT THE COMMUNITY**

Two Creeks

Section 24, Township 4 South, Range 24 East and
Section 19, Township 4 South, Range 25 East Clay
County, Florida. 624.70 Acres ±



LAND USE: RURAL SUBURB
ZONING: Comprehensive Master Plan
AREA: 624.70 AC
NO. LOTS: 6000
FRM. LOT SIZE: 1/4 AC

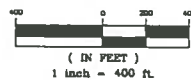
PLAT BOOK 52 PAGE 64
SHEET 3 OF 43 SHEETS

TYPE I & TYPE II SUBDIVISION " PUD " ZONE

ABBREVIATIONS

FH: Florida House & Light
CD: Clay District Schools
PCN: Primary Corridor Network

GRAPHIC SCALE



SURVEYOR
Taylor & White
615 Blanding Blvd.
Orange Park, FL
ENGINEER
Taylor & White
0436 Western Hwy
Jacksonville, FL

AREAS LEGEND

TRACTS "A"	RETENTION (POND)
TRACTS "B"	LANDSCAPE (BUFFER)
TRACTS "C"	CONSERVATION (WETLANDS)
TRACTS "D"	RECREATIONAL (RETENTION)
TRACTS "E"	UTILITY (CGUA)
TRACTS "F"	UTILITY (FPL)
TRACTS "G"	OPEN SPACE
TRACTS "H"	COMMERCIAL (RETAIL)
TRACTS "I"	SCHOOL (CDS)
TRACTS "J"	NATURAL (PCN)

GENERAL NOTES

- 1) Permanent Control Point shown thus:
- 2) Permanent Reference Placement shown thus:
- 3) Tabulated Curve Number shown thus: (C)
- 4) Radial Lot Lines shown thus: (R)
- 5) Building Restriction Lines shall be as follows:
minimum front setback = 25 feet, 10 feet for front porches, 15' feet for front facade, excluding front facing garage
minimum rear setback = 10 feet
minimum side setback abutting lot = 5 feet
minimum side setback abutting street = 25 feet
- 6) Bearings shown herein are based on S 00°30'40" W for the south line of Section 24
- 7) All return roads are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1992, the property shown herein is situated in ZONE A 1 X
- 9) All plotted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services, provided, however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- 10) Current law provides that no construction, filling, removal of earth, cutting of trees or plants shall take place within Tracts "C" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such Tracts "C". It is the responsibility of the lot owner, his agent and the entity performing any activity within Tracts "C" to secure the necessary written approvals prior to the beginning of any work. Tracts "C" may be superceded and modified from time to time by the appropriate agencies
- 11) C.C.U.A. denotes Clay County Utility Authority
- 12) C.E.C. denotes Clay Electric Cooperative (3) Whether depicted on the plat or not, the Dedicator/Owner hereby grants Clay Electric Cooperative, Inc., and Clay County Utility Authority, a ten foot (10') wide perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights of way
- 13) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
- 14) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc., Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority's facilities.
- 15) All easements for the water and sewer systems marked C.C.U.A. and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (C.C.U.A.), its successors and assigns
- 16) All easements for the underground electrical distribution system marked C.E.C. and shown on plat are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (C.E.C.)
- 17) P.C. denotes Point of Curvature
P.T. denotes Point of Tangency
P.R.C. denotes Point of Reverse Curve
- 18) All easements for the underground telecommunications distribution system marked SBT and shown on plat are hereby irrevocably and without reservation dedicated to BellSouth Telecommunications, Inc., a Georgia corporation, its successors, assigns and allied and associated companies.

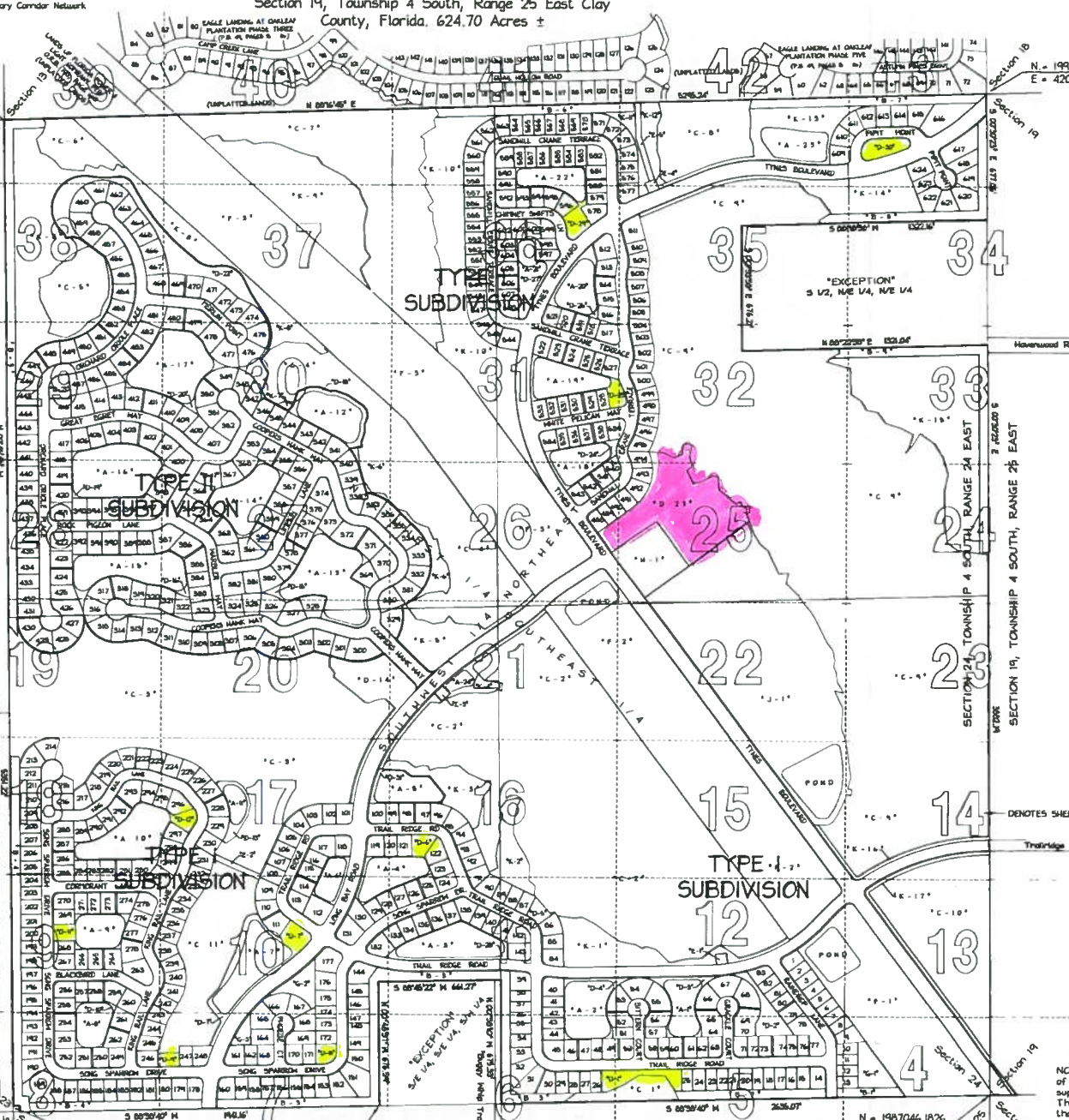
NOTICE: This plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on the plat that may be found in the public records of this county.

Etland & Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS AND MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

N = 1992307 7506
E = 36805 3799

FOXHEADONS N.T.P. B. 25 PAGES 59-67

FOXHEADONS N. 2 C REPLA P. B. 36 PAGES B-2



"EXCEPTION"
36 x 36 PARCEL
(D.B. 79, PG. 344)

N 1986468 7556
38852 7559

N = 1987046 1826
E = 42146 1371

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.