

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO STREET PARKING AND ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on December 11, 2023 at a duly noticed public meeting, the Board of Supervisors of the Waterleaf Community Development District ("District") adopted the following policy to govern 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 parking Vehicles in certain locations on District streets causes hazards and danger to the health, safety and welfare of District residents, their invitees and the public. Further, parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, guests and the public. This policy is intended to provide the District's residents with a means to park Vehicles on-street with certain restrictions, as well as remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Attachment A** attached hereto and incorporated herein by reference, if in violation of this rule.

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

B. *Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), and Recreational Vessel(s).

C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

D. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

E. *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

F. *Tow Away Zone*. District property in which parking is regulated and the District is authorized to initiate a towing and/or removal action if these rules are violated.

SECTION 3. STREET PARKING. On-street parking is permitted between the hours of 6:00 am to 10:00 pm. Abandoned or broken down Vehicles, Recreational Vehicles, trailers and Vessels are

not permitted to be parked on-street at any time. Further, at no time can a Vehicle be parked on the street in the following locations:

- On a crosswalk;
- Within an intersection;
- Within 20 feet of a crosswalk at an intersection;
- Beside another vehicle parked or stopped at a curb;
- In front of a public or private driveway;
- Within 15 feet of a fire hydrant;
- Within 30 feet of a stop sign or traffic control device on the side of a roadway;
- Against the flow of traffic;
- Within 10 feet of another vehicle which would impede traffic flow on the roadway;
- On a side of the street in the opposite direction of the traffic flow on that side of the street;
- In excess of 12” from curb or edge of the roadway and when wheels are not parallel to the same; or
- Closer than 10 feet to another vehicle on the opposite side of the road.

Any Vehicle parked on District property and streets must do so in compliance with all laws, ordinances and codes. Any Vehicle parked in violation of this section is hereby authorized to be towed.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone. In addition, any Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

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 a written Parking Pass issued by the District Manager or his/her designee.

B. COMMERCIAL VEHICLES AND GOVERNMENTAL VEHICLES. Commercial Vehicles, including but not limited to, U.P.S., Fed Ex, moving company Vehicles, utility vehicles and lawn maintenance vendors may park on District streets while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

C. OVERNIGHT PARKING. Overnight parking is prohibited on Community Streets, between the hours of 10:00 pm and 6:00 am, unless residents apply for an “Overnight Parking Permit” which will allow such resident and/or guest to park on District streets during the overnight hours stated above for a continuous duration of no more than seven (7) days. Overnight Parking Permit requests will be granted will be reviewed and issued by the District Manager/Amenity Manager or designee and once issued, will require displaying of the permit in the window dash of the vehicle. Overnight Parking Permit requests for a duration of longer than seven (7) days may

be considered but will require a specific showing of hardship and may be conditioned to require a specific parking location to be assigned for such extended overnight parking.

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 any Vehicle, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove such Vehicle, at the owner's expense. The unauthorized Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any Vehicle parked in the Tow-Away Zone.

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.

ATTACHMENT A — *Tow Away Zone*

Effective date: December 11, 2023

ATTACHMENT A — *Tow Away Zone – All District Roads*

