

**LAKESIDE LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

12051 CORPORATE BLVD., ORLANDO, FLORIDA 32817

[HTTP://LAKESIDELANDINGSCDD.COM/](http://LAKESIDELANDINGSCDD.COM/)

**Rules Relating to Parking and Parking Enforcement**

**\*\*\* New Tow-Away Zones\*\*\***

Dear Lakeside Landings Owners & Tenants,

On September 19, 2018, following a public hearing and deliberation by the Lakeside Landings Community Development District (the "District") Board of Supervisors, the District adopted Rules Relating to Parking and Parking Enforcement. A copy of the adopted Rules Relating to Parking and Parking Enforcement (the "Rule") are attached to this letter.

You may have seen no parking signs being installed in various locations throughout the District. These signs will correspond with the map attached to the Rules and will indicate the locations where parking will be restricted or prohibited. Once signage is complete the District will begin enforcing the provisions of the Rule including the towing and removal of improperly located Vehicles.

Should you have any questions regarding this matter or any of the provisions of the Rule, please feel free to contact me. Thank you in advance for your cooperation.

Sincerely,  
Lynne Mullins  
Assistant District Manager  
[lynnem@fishkind.com](mailto:lynnem@fishkind.com)  
Phone: 407-382-3256

**LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT**  
***RULES RELATING TO PARKING AND PARKING ENFORCEMENT***

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**In accordance with Chapter 190, *Florida Statutes*, and on September 19, 2018 at a duly noticed public meeting, the Board of Supervisors of the Lakeside Landings 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.**

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**SECTION 1. INTRODUCTION.** The District finds that parked Vehicles (hereinafter defined) on certain of its property 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 remove such Vehicles from District designated Tow-Away Zones (hereinafter defined) consistent with this Policy.

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle.* 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. *Mobile Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Overnight Hours.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- D. *Park; Parked; or Parking.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *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 as further provided within this Policy.
- G. *Vehicle.* Any Mobile Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle.

- H. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking of any Vehicle in the District-owned Amenity Center parking lot, as depicted in **Exhibit A-1** attached hereto and incorporated herein by this reference (the “**Amenity Center Parking Lot**”), shall be prohibited during Overnight Hours. Additionally, Parking of any Vehicle in the area on the District’s roadways depicted in **Exhibit A-2** attached hereto and incorporated herein by this reference (the “**Prohibited Street Parking Areas**”), shall be prohibited. Any Vehicle parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** The following areas are hereby declared “Tow Aware Zones:” (i) during Overnight Hours, the District’s Amenity Center Parking Lot depicted in **Exhibit A-1**; and (ii) at all times, the Prohibited Street Parking Area depicted in **Exhibit A-2**. Any Vehicle parked in violation of this Policy may be towed by the District at the sole expense of the owner of such Vehicle if it remains in violation of the terms and conditions of this Policy. The District shall not be liable to the owner of such Vehicle for trespass, conversion, damages, or otherwise, nor guilty of any criminal act by reason of such towing, and neither its removal nor failure of the owner of such Vehicle to receive any notice of said violation shall be grounds for relief of any kind. All towing shall be performed in accordance with section 715.07, *Florida Statutes*.

**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 from the District Manager.
- B. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property 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.

**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 Vehicle, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to

park under the rules provided herein, then must contact a firm authorized by Florida law to tow/remove Vehicles for the removal of such unauthorized Vehicle at the owner's expense. The 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.

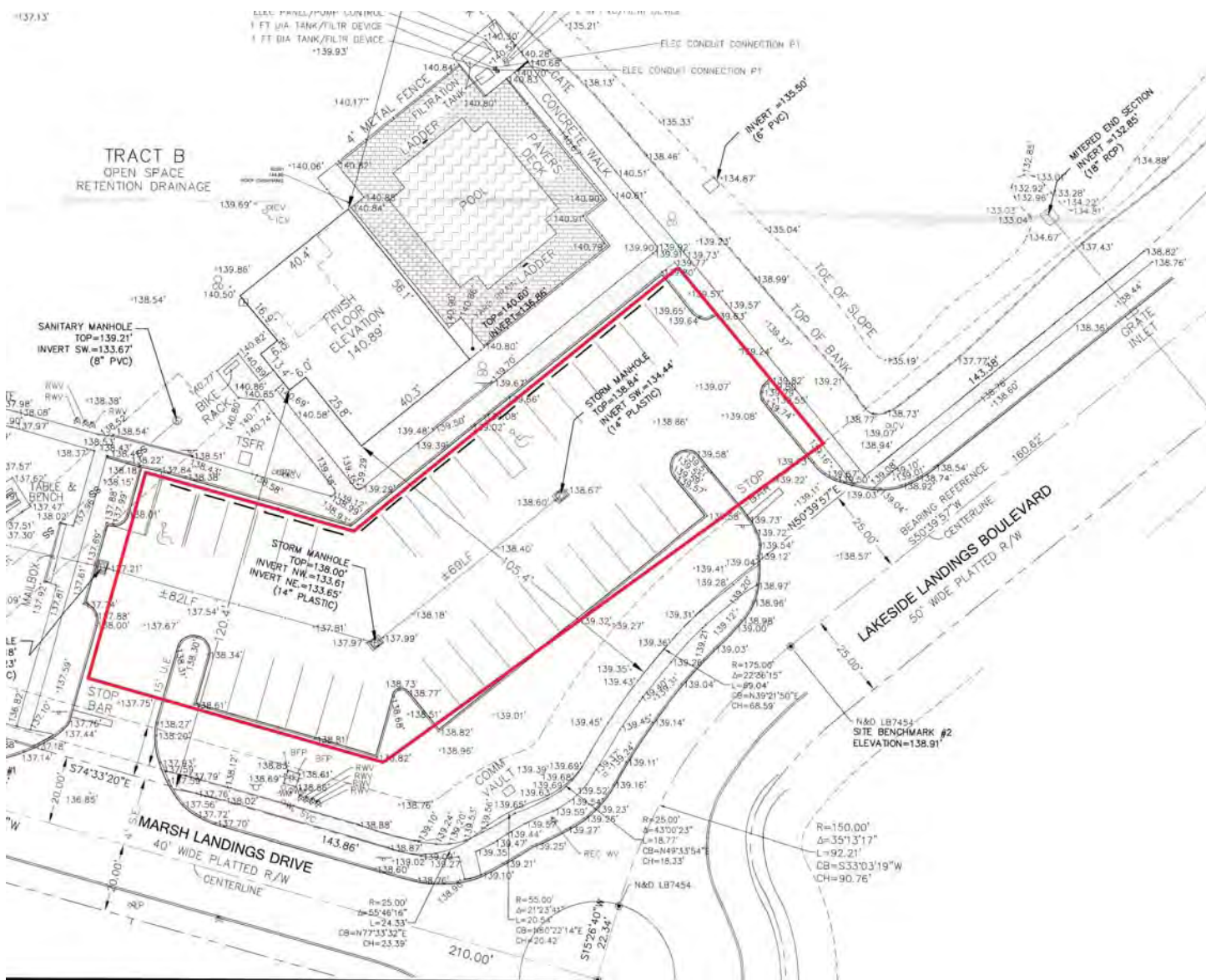
**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and in accordance with Florida law and with the rules set forth herein. Pursuant to Section 190.012(2)(d), *Florida Statutes*, the District's selection of a towing operator is not subject to public bidding if the towing operator is included in an approved list of towing operators maintained by Polk County.

**SECTION 7. PARKING AT YOUR OWN RISK.** 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-1 – *Amenity Center Parking Lot***

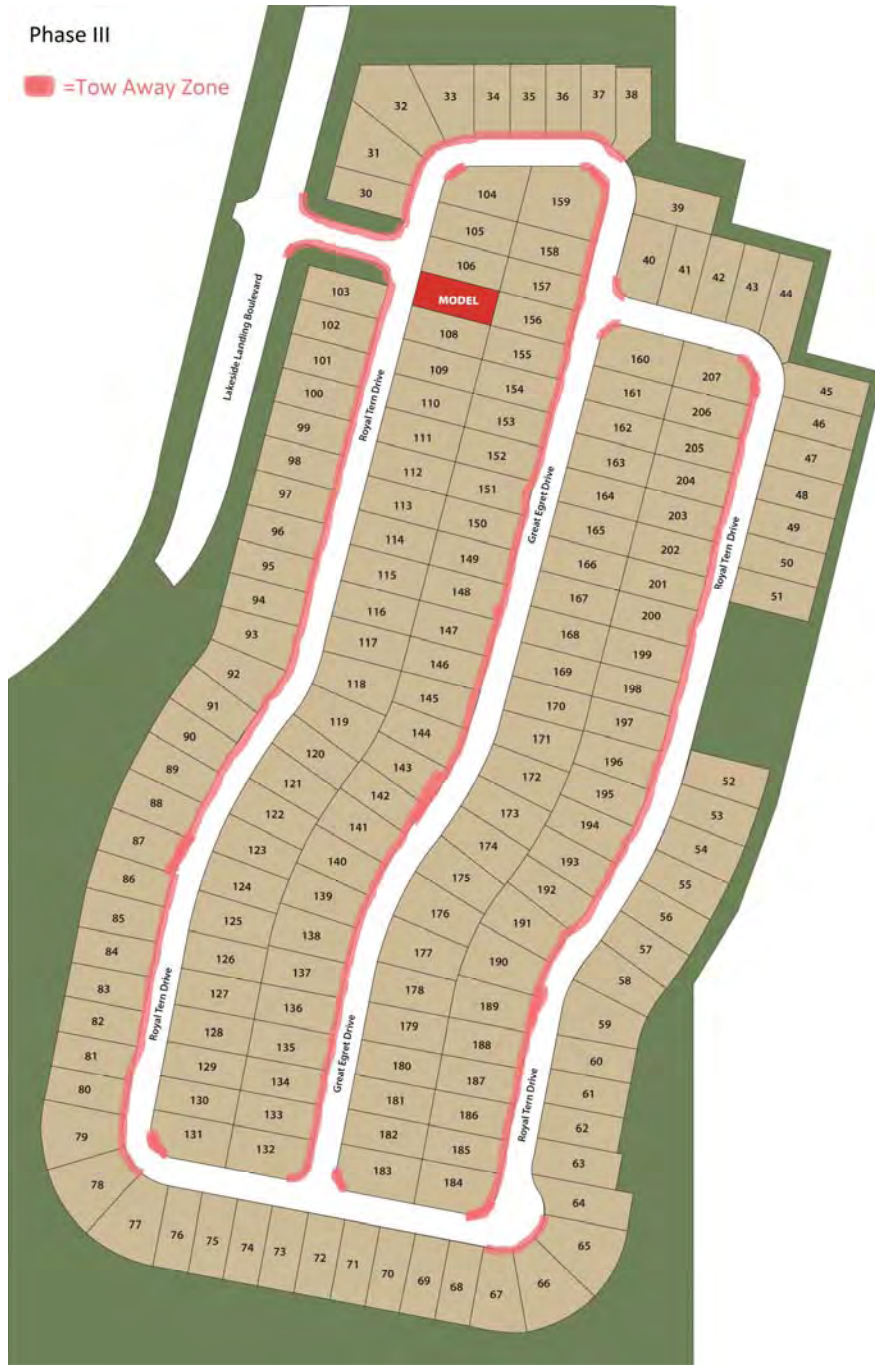
**EXHIBIT A-2 – *Prohibited Street Parking Areas***

# EXHIBIT A-1 – Amenity Center Parking Lot



**— = Tow Away Zone**

## EXHIBIT A-2 – Prohibited Street Parking Areas





■ = Tow Away Zone

- Preserve at Lakeside Landing
- 50' - 60' Homesites
- 65' - 70' Homesites