

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

In accordance with Chapter 190, *Florida Statutes*, and on June 2, 2021 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.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on its property (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 clear understanding of the District’s policy regarding the parking and removal of Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District property. This Policy prohibits all on street parking and common areas and restricts overnight parking at the District’s Amenity Center, which areas are identified in **Exhibit B** attached hereto.

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. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* 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 prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G. *Prohibited Amenity Parking Hours.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

H. *Private Vehicles.* Cars, Motorcycles, and Pick-Up trucks less than ¾ ton.

SECTION 3. PROHIBITED PARKING. Commercial Vehicles, Recreational Vehicles, and Vessels shall not be parked on any District Property at any time and shall be subject to immediate towing.

SECTION 4. 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" for all Commercial Vehicles, Vehicles, Recreational Vehicles, and Vessels, as set forth in Sections 5 and 6 herein ("**Tow Away Zone**"). Vehicles may be parked on District property, only as indicated on **Exhibit B**, attached hereto ("**Amenity Parking Areas**") and as set forth in this Policy.

SECTION 5. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 6. EXCEPTIONS.

- A. **AMENITY PARKING.** Residents and paid users may park Private Vehicles in the Amenity Center parking lot during normal Amenity hours. Any Private vehicle remaining on the Amenity Center Property during Prohibited Amenity Parking Hours will be subject to immediate towing.
- B. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.
- C. **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.

Any Vehicles parked on District Property, including District roads, must do so in compliance with all laws, ordinances and codes.

SECTION 7. 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*. 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.

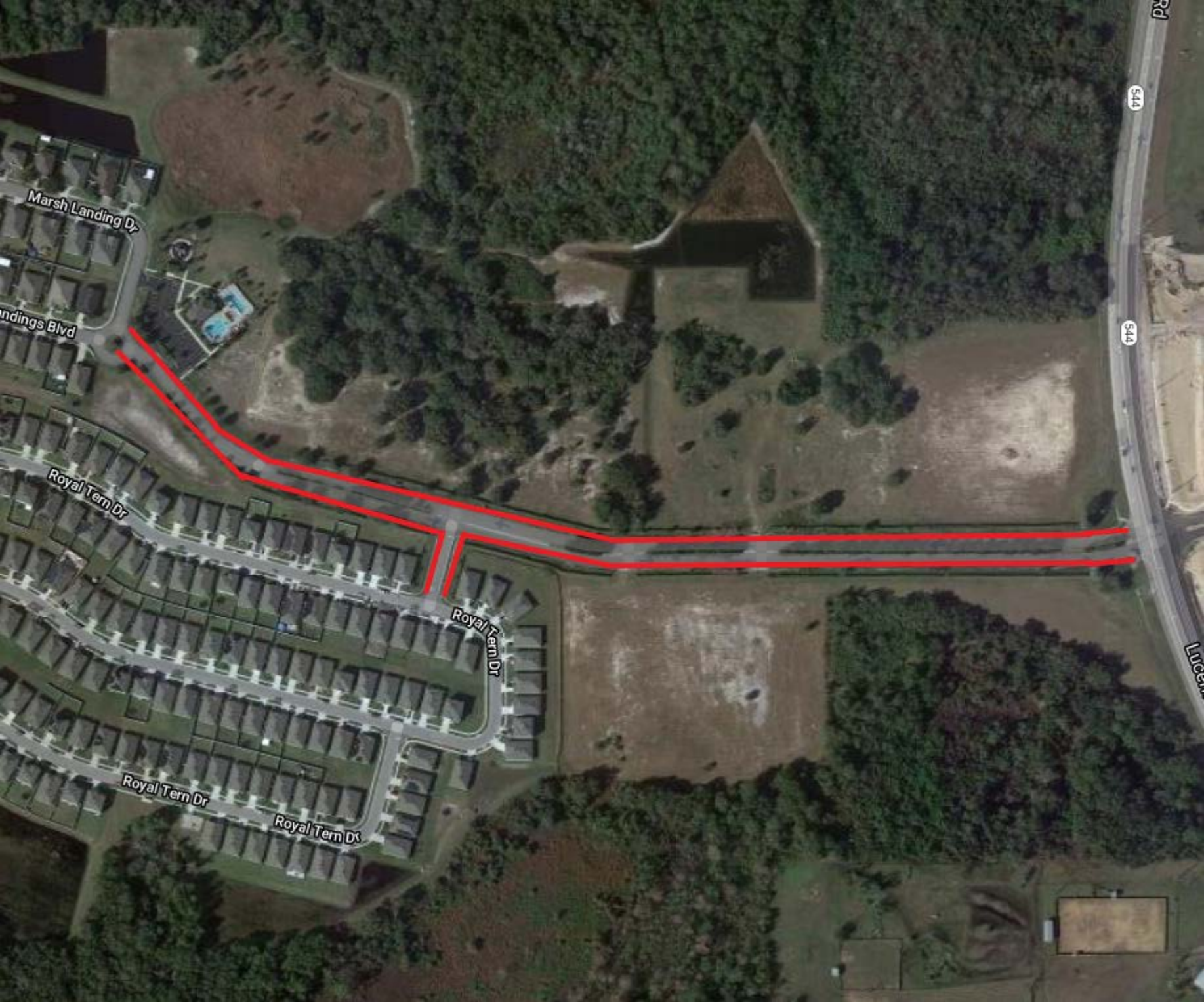
SECTION 8. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – *Tow Away Zone*

EXHIBIT B - *Map of Overnight Parking Areas*

Effective date: July 1, 2021

EXHIBIT A – *Tow Away Zone*



Marsh Landing Dr

Landings Blvd

Royal Tern Dr

Royal Tern Dr

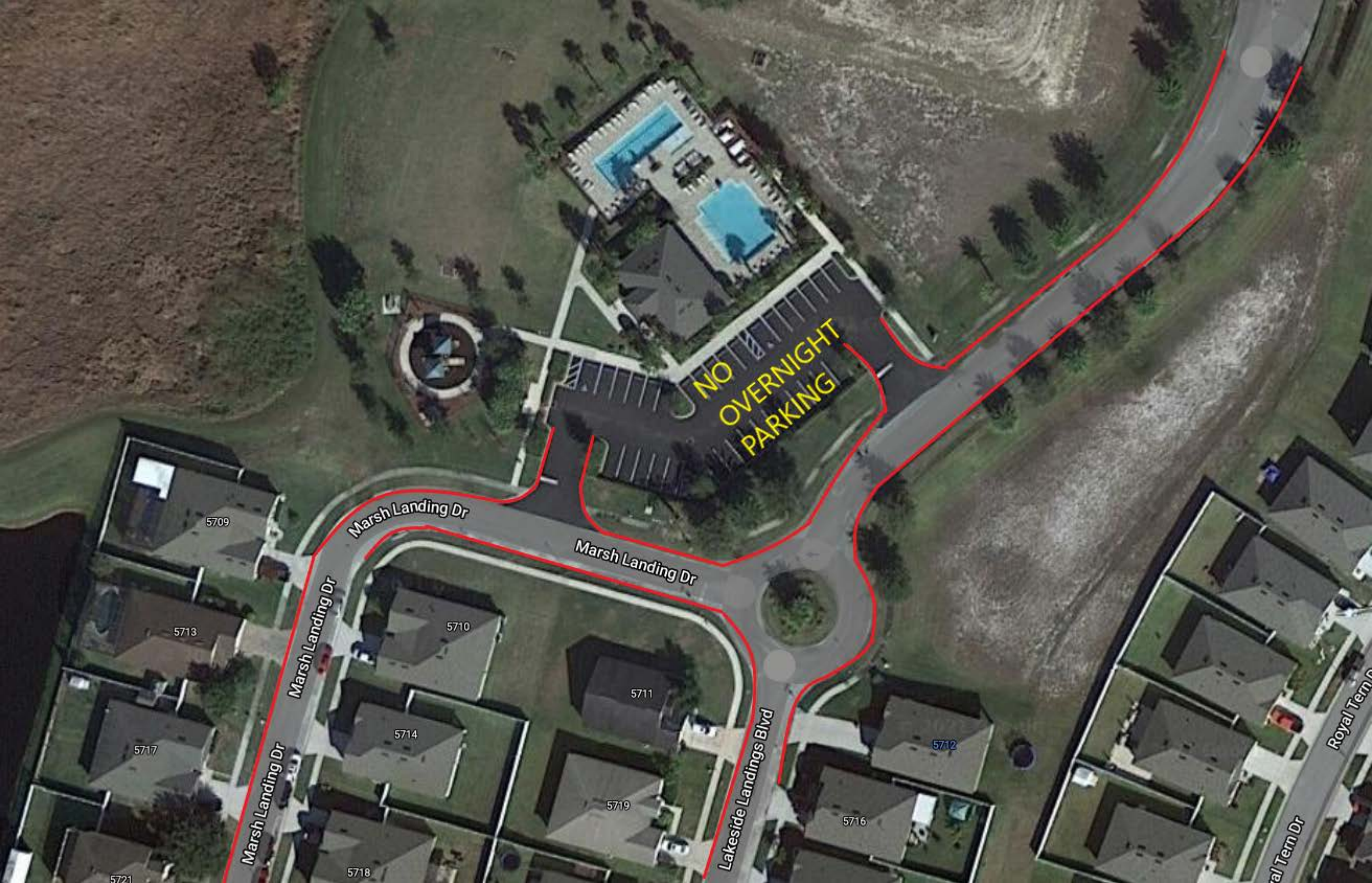
Royal Tern Dr

Royal Tern Dr

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**NO
OVERNIGHT
PARKING**

Marsh Landing Dr

Marsh Landing Dr

Marsh Landing Dr

Lakeside Landings Blvd

Royal Tern Dr

Royal Tern Dr

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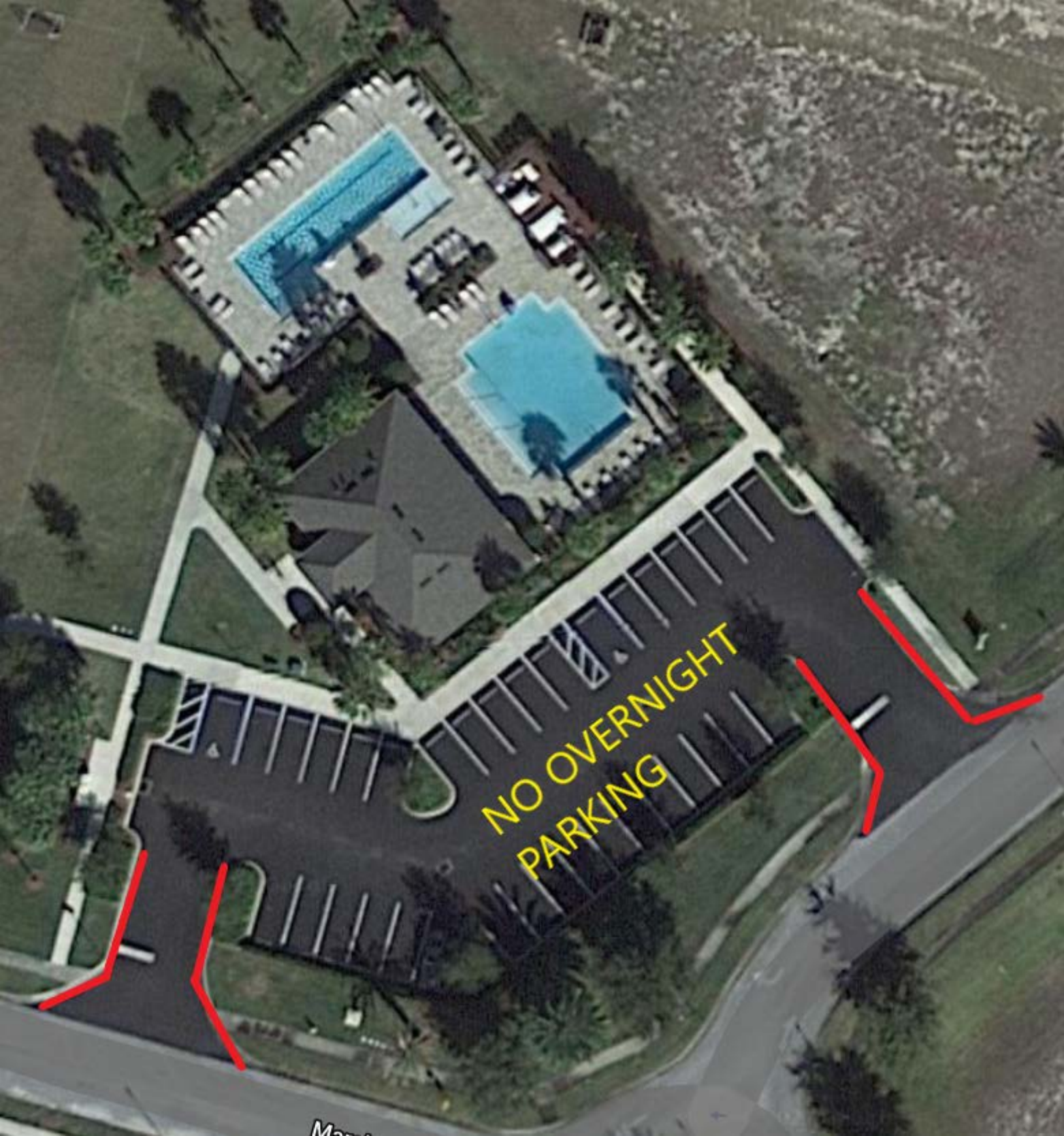
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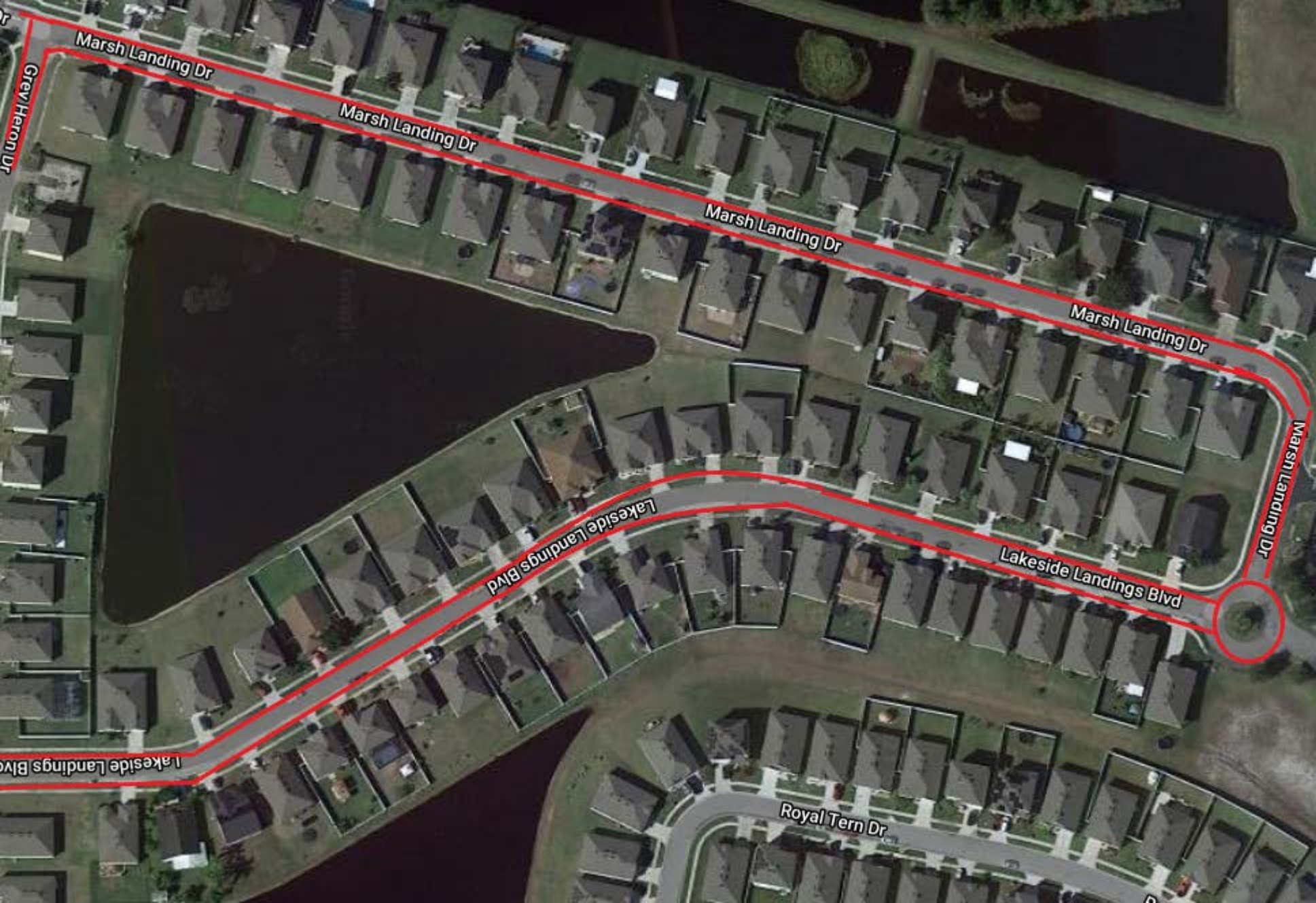
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**NO OVERNIGHT
PARKING**

Man...



Marsh Landing Dr

Marsh Landing Dr

Marsh Landing Dr

Marsh Landing Dr

Marsh Landing Dr

Lakeside Landings Blvd

Lakeside Landings Blvd

Royal Tern Dr

Lakeside Landings Blvd

Grey Heron Dr



Grey Heron Dr

Grey Heron Dr

Grey Heron Dr

Grey Heron Dr

Grey Heron Dr

Marsh Landing Dr

Marsh Landing Dr

Grey Heron Dr

Water Lily Ct

Red Herring Dr

Grey Heron Dr

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Red Herring Dr

Red Herring Dr

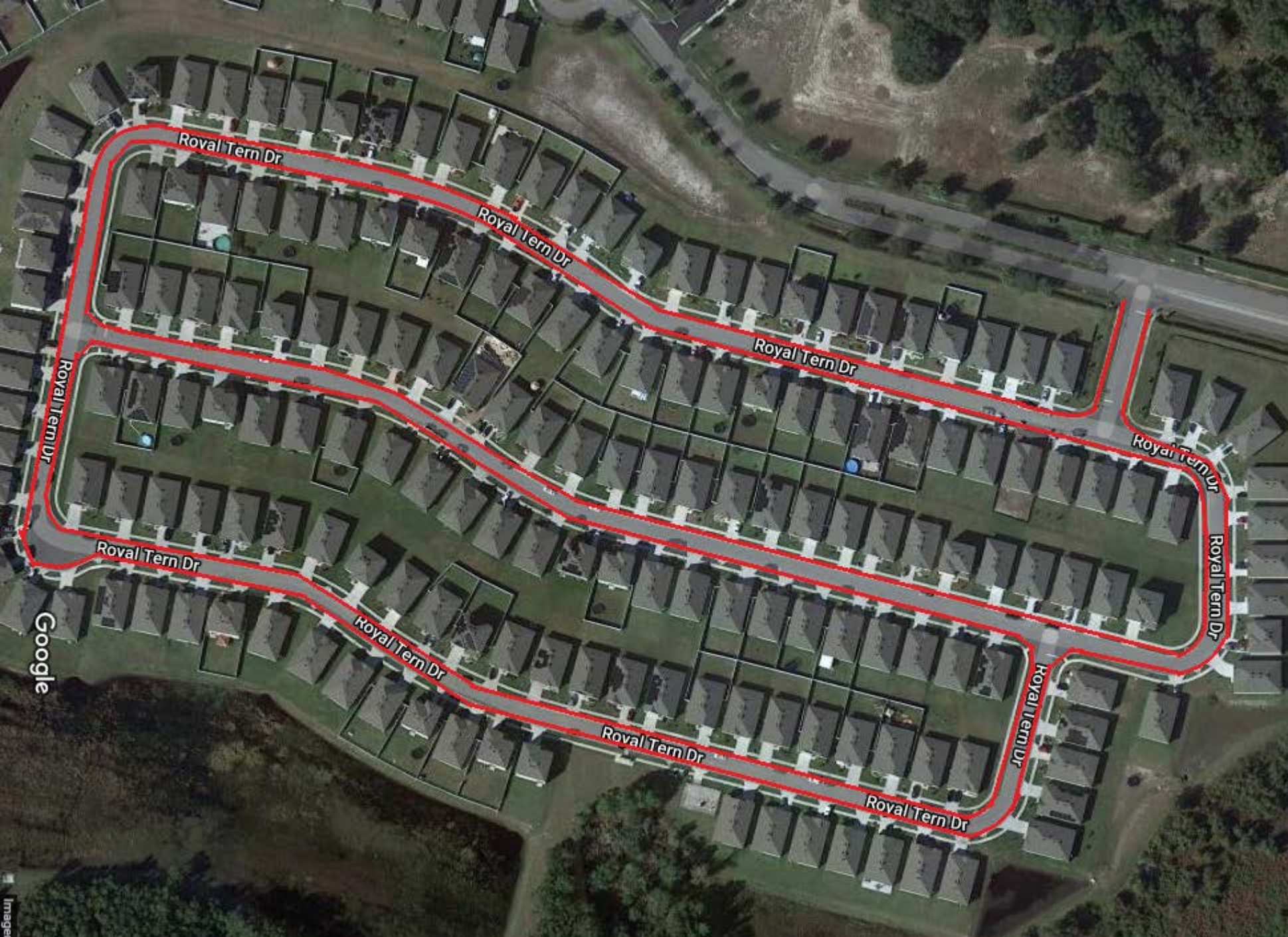
Grey Heron Dr

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ndings Blvd



Royal Tern Dr

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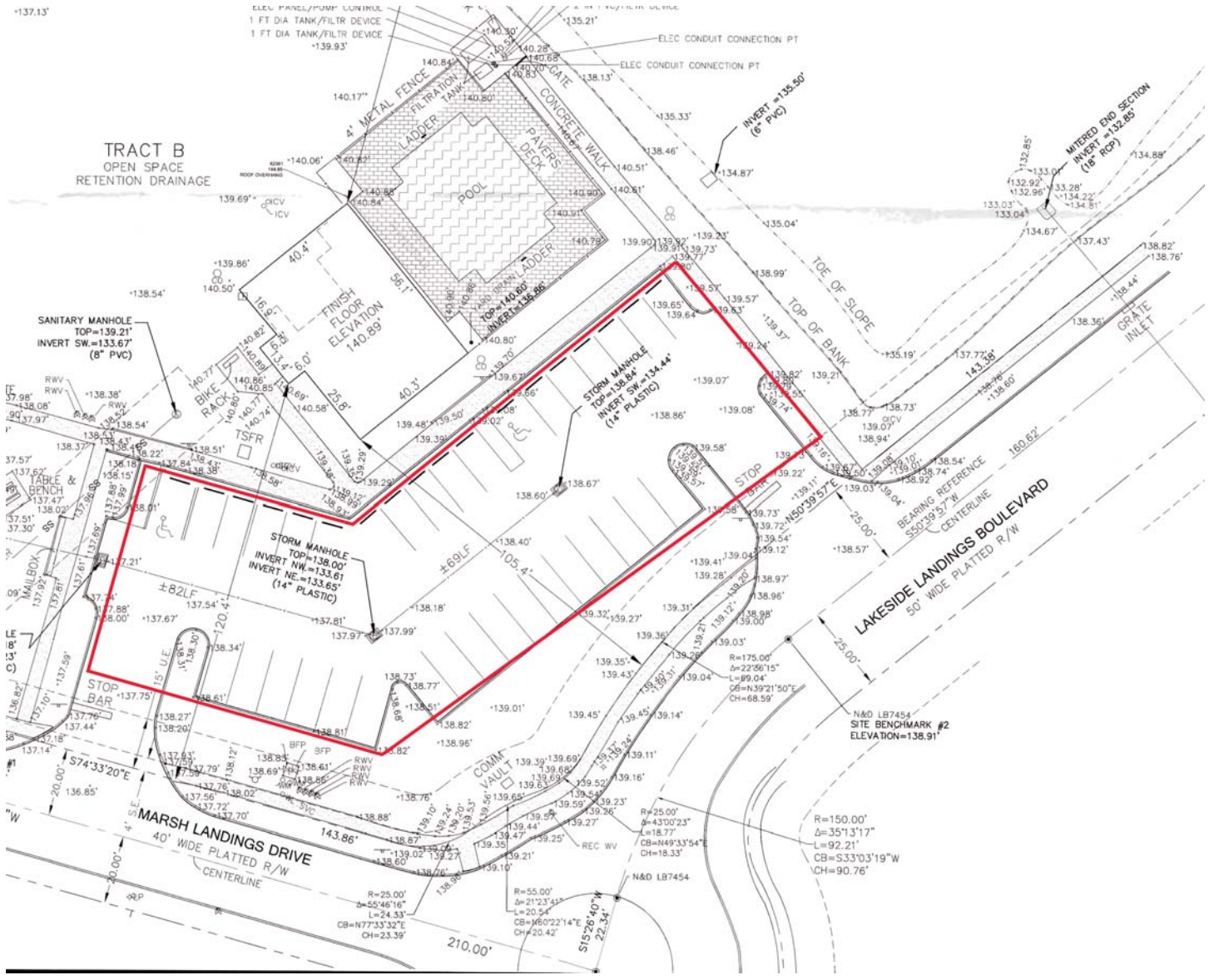
Royal Tern Dr

Royal Tern Dr

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Image

EXHIBIT B - *Map of Overnight Parking Areas*



— = Tow Away Zone