

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
AMENDED RULES RELATING TO
OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on July 11, 2025, at a duly noticed public meeting, the Board of Supervisors of the Solterra Resort Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (“Policy”). This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Parked Oversized Vehicles, Vehicles, Vessels, Trailers, and Recreational 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 park Vehicles on-street in certain designated parking areas and remove such Oversized Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles from District designated Tow Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

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. *Vehicle.*** Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Commercial Vehicles, Mobile Vehicles, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
 - i. *Oversized Vehicle.*** As used herein, “Oversized Vehicle” shall mean the following:
 - 1. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - 2. Motor Vehicles with a trailer attached;
 - 3. Motor coaches/homes;
 - 4. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - 5. Mobile homes or manufactured homes.

- ii. *Abandoned/Broken-Down Vehicle*. A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.
- D. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Park(ing/ed)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *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. **Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not designated parking areas, is a Tow Away Zone.**
- H. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- I. *Overnight Pass(es)*. Passes administered by the District's community entrance security vendor or other authorized vendor permitting parking between the hours of 10:00 p.m. and 6:00 a.m. daily.
- J. *Daytime Guest Pass(es)*. Passes administered by the District's community entrance security vendor or other authorized vendor permitting parking between the hours of 6:00 a.m. and 10:00 p.m. daily.
- K. *Designated Parking Areas*. Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings, signage, and designated on the map attached hereto as **Exhibit A**.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for Parking spaces or signage and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated. Certain Designated Parking Areas may have restrictions on Parking during certain times or for certain types of vehicles and vessels as described herein. **Any Vehicle Parked on District property, including but not limited District roads, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. DESIGNATED PARKING AREAS – OVERNIGHT PARKING. Parking of any Vehicle Overnight is further restricted as provided in this Section 4. Parking in the Designated Parking Areas is only permitted Overnight with a valid Overnight Pass to be issued by the District's community entrance security vendor or other authorized vendor. The Overnight Passes shall be limited to five (5) per address per day. Any Vehicle Parked in the Designated Parking Areas Overnight without an Overnight Pass shall be subject to towing at the owner's expense.

SECTION 5. DESIGNATED PARKING AREAS – DAYTIME GUEST PARKING. Daytime Guest Passes may be issued by the District's community entrance security vendor or other authorized vendor. Vehicles displaying a valid Daytime Guest Pass are permitted to Park in the Designated Parking Areas from 6:00 a.m. to 10:00 p.m. Any Vehicle Parked in the Designated Parking Areas without a valid Daytime Guest Pass shall be subject to towing at the owner's expense.

SECTION 6. ESTABLISHMENT OF TOW AWAY ZONES. All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as "Tow Away Zones." 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 provisions 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.

SECTION 7. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be Parked on District roads or District property at any time and are subject to tow at the Owner's expense. Oversized Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on District roads Overnight and shall be subject to tow at Owner's expense.
- B. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles on District property or in areas designated as Tow Away Zones in order to facilitate District business. All Vehicles so authorized must be identified by a valid Daytime Guest or Overnight Pass issued by the District's community entrance security vendor or other authorized vendor stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow Away Zone.
- C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, 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 8. 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 an Oversized Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Oversized Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to Park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Oversized Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Oversized Vehicle, Vehicle, Vessel, Trailer, 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 9. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this Policy, 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.

SECTION 10. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES. The Board in its sole discretion may amend this Policy from time to time to designate new Tow Away Zones or Designated Parking Areas. Such designations of new Tow Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of this Policy in such areas.

EXHIBIT A – *Designated Parking Areas*

Effective July 11, 2025

EXHIBIT A –*Designated Parking Areas*

[To begin on the following page.]