

HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT
COMMUNITY PARKING POLICY

Due to the safety, security, and the general welfare of the community, The Harbourage at Braden River Community Development District has put the following policy into effect for parking in the community:

- 1) Public Streets (Harbourage Avenue, Simonton Street, Conch Island Drive, Southernmost Lane, Hemingway Place, Whitehead Street, Duval Street, Mallory Square Drive):

Parking shall be in accordance with Florida State Uniform Traffic Control Statutes, which include but are not limited to:

- Parking shall not be allowed in any designated No Parking areas marked by signs or yellow curbs.
- All parking must be in the direction of the flow of traffic (right side of forward travel direction).
- No vehicle shall block designated pedestrian crosswalks or public sidewalks.
- All parking shall be parallel (end-to-end) parking with tires not more than 12 inches from the curb.
- No vehicle shall block the safe flow of traffic or the ingress/egress of emergency vehicles.
- Oversize vehicles may be restricted at the discretion of the District and/or property management in accordance with Florida State Uniform Traffic Control Statutes.
- In case of emergency, all vehicles should be in operating order or be able to be moved by the owner within one (1) hour of notification.
- All vehicles must have current state issued vehicle registration displayed.

- 2) Recreation Center – All parking at the recreation center, including the handicap parking, shall be for the active use of the recreation center, marina, observation pier, nature trails, picnic area, and gazebo; for the exclusive use of residents, their invited guests, approved vendors, or others in active official business at the recreation center.

- Parking shall not exceed four (4) hours in a day, with the exception of scheduled community events, private events, and marina slip boat owners when on an excursion or when performing maintenance.
- Parking shall not be allowed for any reason, even short-term, between the hours of 10PM and 5AM without the written approval of the District, with the exception of marina boat owners when on an excursion.
- No vehicle shall block the flow of traffic in and out of the recreation center parking area, with the exception of approved District vendors and emergency vehicles, as needed.
- No vehicle shall block access to the handicap parking space. Only vehicles with a state issued and current handicap placard or tag shall park in the handicap parking space.
- Marina boat owners shall notify the CDD Operations Manager of any resident visitor vehicles that may be in the recreation center parking lot that could exceed the four (4) hour parking limit or parked before 5AM or after 10PM, whenever possible.

- 3) Landscaped Areas - Parking shall not be allowed on any CDD maintained common landscaped area including but not limited to medians, islands, turf areas, park, and medians along Natalie Way.

- 4) Entry/Exit Road – Parking shall not be allowed outside entry/exit gates along Harbourage Avenue or in the turn around area, except for vendors actively working at the entry/exit gates or as otherwise approved by the District. Parents or guardians that may be picking up children from school buses may be parked only temporarily and the vehicle must not restrict the flow of traffic entering or exiting the community in a safe manner.

- 5) The governing property owners association may have additional rules and policies for their respective residents.

Although every attempt will be made to contact vehicle owners that are not parked in compliance with this policy, the District reserves the right to tow vehicles parked in non-compliance of Sections 2, 3 & 4, at the expense of the vehicle owner without notice, and at the discretion of the District. In the case of non-compliance of Section 1, the District or a resident may notify Manatee County Code Enforcement and/or the Manatee County Sheriff Office to request compliance, if necessary, and will be subject to their jurisdiction, procedures, and authority.

Effective date: October 14, 2020