

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED RULES RELATING TO OVERNIGHT PARKING AND
PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on June 18, 2026, at a duly noticed public meeting, the Board of Supervisors of the Davenport Road South Community Development District (“District”) adopted the following Rule to govern parking and parking enforcement on certain District property (“Rule”). This Rule 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, Abandoned/Broken-Down Vehicles, 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 Rule 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, Abandoned/Broken-Down Vehicles and Recreational Vehicles from District designated Tow-Away Zones consistent with this Rule and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

SECTION 2. DEFINITIONS.

- A.** *Designated Parking Areas.* Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings, signage, and areas designated on the map attached hereto as **Exhibit A**.
- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
- i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - ii. Motor Vehicles with a trailer attached;
 - iii. Motor coaches/homes;
 - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - v. Mobile homes or manufactured homes.
- b. *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.

- c. *Recreational Vehicle*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Park(ed)/(ing)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- E. *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.**
- F. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- G. *Overnight Parking Pass(es)*. Passes administered by District staff permitting parking between the hours of 10:00 p.m. and 6:00 a.m. daily.
- H. *No Idling Zone*. District property in which idling is prohibited and in which the District is authorized to initiate a towing and/or removal action of any Vehicle. District property deemed a No Idling Zone will be designated as such with necessary signage.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces, 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, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference. **Any Vehicle Parked on District property, including District roads, if any, 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. 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.” 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. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

SECTION 5. ESTABLISHMENT OF NO IDLING ZONES. Each area set forth in **Exhibit B** attached hereto is hereby declared a No Idling Zone. Any Vehicle which is idling and/or Parked in a No Idling Zone is hereby authorized to be towed pursuant to this Rule.

SECTION 6. EXCEPTIONS.

- A. OVERNIGHT PARKING PERMITS.** Residents and Non-Resident Patrons, as that term is defined in the District's *Amenity Facilities Policies and Rates*, as may be amended from time to time, may apply for an Overnight Parking Pass which will allow such individual and/or guest to Park in the on-street and amenity facilities Designated Parking Areas after-hours and overnight. Overnight Parking Pass requests will be granted in accordance with the following:
- a. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Pass be granted for more than fourteen (14) days per calendar year for one Vehicle, as identified by the Vehicle's license plate number. Notwithstanding the foregoing, Overnight Parking Passes will not be issued for Oversized Vehicles, Recreational Vehicles, or Vessels under any circumstances.
 - b. Residents and Non-Resident Patrons, as that term is defined in the District's *Amenity Facilities Policies and Rates*, as may be amended from time to time, interested in an Overnight Parking Pass may submit a request to the District Manager or his or her designee which includes the following information:
 - i. The name, address and contact information of the owner of the Vehicle associated with the Overnight Parking Pass;
 - ii. The make, model, and license plate of the Vehicle associated with the Overnight Parking Pass;
 - iii. The reason and special terms (if any) for the Overnight Parking Pass; and
 - iv. The date and time of the expiration of the requested Overnight Parking Pass.
 - c. It is the responsibility of the requestor of an Overnight Parking Pass to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing of the Vehicle. Improperly and properly permitted Vehicles parked in a Tow-Away Zone will be subject to towing at the owner's expense.
 - d. Upon receipt of all requested documentation as set forth in this Rule, the District Manager or his or her designee may issue an Overnight Parking Pass. District staff may deny any request for Overnight Parking Passes in their sole discretion. Overnight Parking Passes will be granted by way of written correspondence by the District Manager or his or her designee. **No verbal**

grants of authority will be issued or held valid. The Overnight Parking Pass must be clearly displaced in the Vehicle Windshield.

- B. OVERNIGHT ON-STREET PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at owner's expense.
- C. OVERNIGHT AMENITY PARKING.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Without a valid Overnight Parking Pass, no Overnight Parking is permitted at the amenity facilities.
- D. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- E. VENDORS/CONTRACTORS.** The District Manager or his or 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 Parking pass issued by the District.
- F. 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.
- G. MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

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.** The District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- 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.
- D. **AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Privileges Rule*.

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.

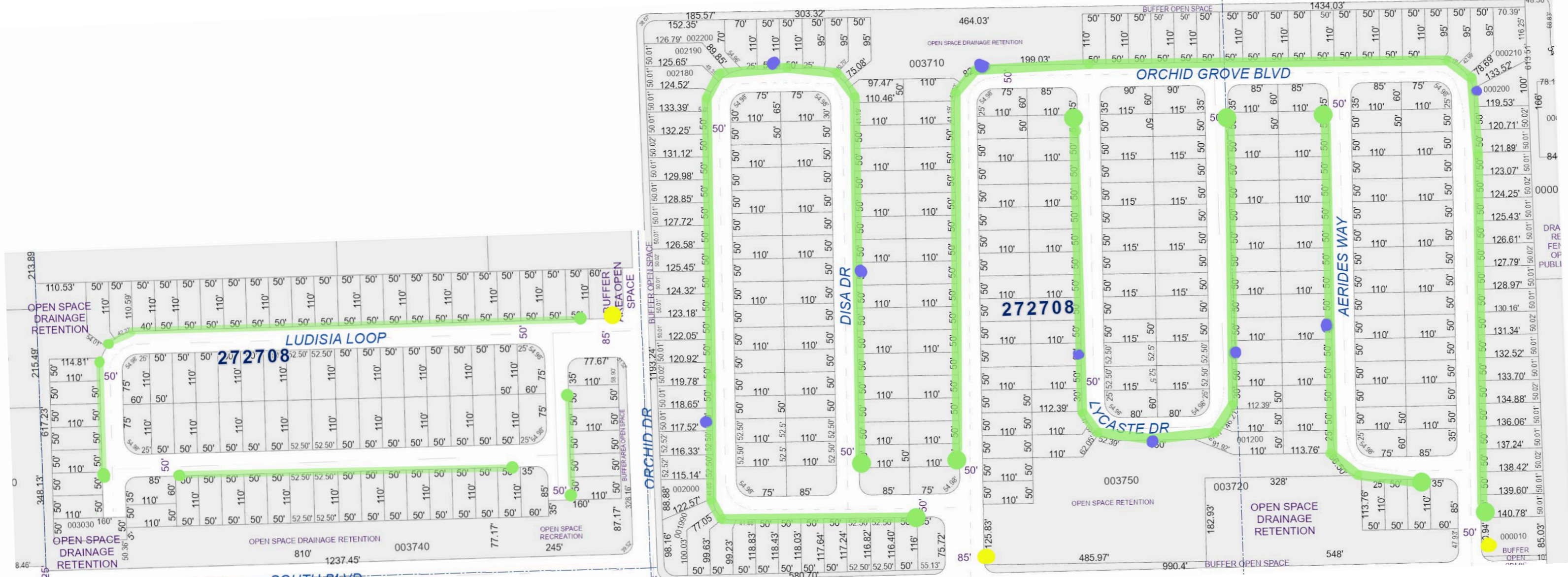
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend this Rule from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones or Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones or Designated Parking Areas.

EXHIBIT A – *Designated Parking Areas*

EXHIBIT B – *No Idling Zones*

Effective June 18, 2026

EXHIBIT A – *Designated Parking Areas*



- Parking Single Arrow Sign
- Parking Double Arrow Sign
- Towing Sign