

**RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, *Florida Statutes*, at a duly noticed public meeting on May 7, 2025, the Board of Supervisors of the Ridgewood Trails Community Development District (“District”) adopted the following policy to govern overnight 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 vehicles or vessels (hereinafter defined) on certain of its property overnight (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 with a means to remove vehicles and vessels from District designated tow away zones consistent with this Policy and as indicated on **Exhibit A** and **Exhibit B** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A vehicle or vessel left unattended by its owner or user.
- D.** *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.
- E.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking of any vehicle or vessel is prohibited 24 hours a day, 7 days a week, in the areas within the District’s boundaries depicted in **Exhibit A**, attached hereto and incorporated herein by reference. Vehicles may not be parked at the District’s Amenity Center between the hours of 10:00 p.m. and 6:00 a.m. in the areas depicted in **Exhibit B**, attached hereto and incorporated herein by reference, without an approved overnight parking permit as set forth in Section 5.A.

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. The areas set forth in **Exhibit A** and **Exhibit B** are declared tow away zones.

SECTION 5. EXCEPTIONS.

- A.** **OVERNIGHT PARKING PERMITS.** Residents may apply for an overnight parking permit which will allow such resident and/or guest to park in the District’s

Amenity Center parking areas after operating hours and overnight. Overnight parking permit requests will be granted in accordance with the following:

1. Overnight parking permits may not be issued for a term to exceed seven (7) consecutive days. In no event may an overnight parking permit be granted for more than fourteen (14) nights per year for one vehicle, as identified by the vehicle's license plate number.
2. Residents and paid users interested in an overnight parking permit may submit a request to the District Manager or his/her designee and shall provide the following information:
 - (1) The name, address, and contact information of the owner of the vehicle to which the overnight parking permit will be granted;
 - (2) The make/model and license plate of the vehicle to which the overnight parking permit will apply;
 - (3) The reason and special terms (if any) for the overnight parking permit; and
 - (4) The date and time of the expiration of the requested overnight parking permit.

It is the responsibility of the person(s) requesting an overnight parking permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the vehicle from the District's property. Improperly permitted vehicles parked in the tow away zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an overnight parking permit to the resident. overnight parking permits will be granted by way of written correspondence by the District Manager or his/her designee. No verbal grants of overnight parking authority will be issued or held valid.

4. The overnight parking permit must be displayed on the bottom left side of the vehicle windshield.

B. 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 an overnight parking permit.

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 or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove the unauthorized vehicle or vessel at the owner's expense. The unauthorized vehicle or vessel shall be towed/removed by the firm 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 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 7. PARKING AT YOUR OWN RISK. Vehicles and vessels 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 or vessels.

EXHIBIT A – No Parking 24/7 – Tow Away Zone

EXHIBIT B - No Overnight Parking – Tow Away Zone

Effective date: May 7, 2025

Exhibit A

No Parking 24/7 – Tow Away Zone **Includes all roadside right-of-way, common areas, and grass areas**



Exhibit B

No Overnight Parking – Tow Away Zone

