

CHAPTER II:

STREET PARKING ENFORCEMENT POLICIES AND PROCEDURES

1.1 General.

(1) The Westridge Community Development District (the “District”) has adopted a policy restricting parking of Vehicles on all roads owned by the District within the Community. For purposes of these policies and procedures, the definition of a vehicle (“Vehicle”) means an automobile, a pick-up truck, or a motorcycle, and expressly excludes boats, commercial vehicles, any truck larger than a pick-up, recreational vehicles (sometimes referred to as “RVs” or motorhomes), lawn maintenance trailers, rental trailers, and all trailers attached to a Vehicle. No vehicle, boat, commercial vehicle, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on any District road within the Community without prior written approval of the District. Any boat, commercial vehicle, except for commercial service vehicles while they are providing actual services to a property within the District, truck, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on a District road without such prior approval shall be removed at the owner’s expense without notice and without prior warning.

(2) For purposes of this Resolution, the road shall include all areas, including lawn areas and sidewalks, within the right-of-way owned by the Westridge Community Development District. Nothing in this designation shall be deemed to affect the obligation of owners of improved lots to maintain lawn and landscape improvements within the right of way area as required under any applicable Declaration of Covenants, Conditions and Restrictions.

(3) The District may elect to designate certain areas within its roads or boundaries to provide for guest parking. Such areas shall be marked and designated. Nothing herein shall be construed to require District to designate such spaces.

(4) The adoption by the District of Resolution 2023-08 and subsequent resolutions amending or modifying 2023-08 allows the District to place warning stickers on Vehicles deemed illegally parked and to have those Vehicles towed at the owner’s expense from the streets within the District.

(5) The District may enter into interlocal agreements with one or more of the Homeowners' Associations formed under Fla. Stat. Chapter 720 (an "HOA") which have jurisdiction over lands within the District to assist in enforcement of the parking restrictions adopted in Resolution 2023-08. The assistance is to include: placing a warning sticker on the offending Vehicle and logging all Vehicle information, to include make, model, color, location and tag number by an individual or individuals designated by an HOA or by the District ("Enforcement Agent"). The District may under such agreement or by Board action designate such individuals and empower them to have a Vehicle towed at the owner's expenses that are in violation of the District's parking restrictions.

(6) Enforcement Agents will be required to keep a record, which documents all illegally parked Vehicles and will document all violations with a digital photograph.

1.2 Street Parking Regulations.

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District. The following restrictions apply:

(a) Under no circumstance shall Vehicles which belong to or are driven by an owner or resident of a house be permitted to park on the street at any time for more than **30 consecutive minutes**.

(b) No person shall be permitted to circumvent these regulations by moving a Vehicle in and out of a driveway to try to toll the passing of these time limitations.

(d) Any Vehicle that is permitted by these policies and procedures to be temporarily parked on a street within the District must not be parked in such a way as to hinder the ability to pass on the street, hinder access to any driveway, or to create a safety hazard.

1.3 Exceptions

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District and are generally prohibited except for the following:

(a) Momentary parking not exceeding 30 minutes.

(b) Parking of commercial service vehicles during times the associated company is actually providing services to a residence.

(c) Parking of governmental, utility vehicles or emergency vehicles while in the course of their official business.

(2) Any person violating these policies and procedures, when such violation results in a Vehicle being towed, shall be charged an administrative fee of \$150 per towing incident to reimburse the District for its staff and third-party expenses incurred in connection with the violation. This administrative fee shall initially be due from the owner of the towed vehicle, but if not paid by such person shall be paid by the owner of any lot who the Board of Supervisors finds to be responsible for the violation.

1.4 Enforcement.

(1) Parking restrictions shall be enforced in the following manner:

(a) Enforcement Agents or representatives of a Towing Contractor engaged by the District will patrol all the communities within the District. During such patrol, the Enforcement Agent or Towing Contractor will identify Vehicles in violation of these policies and procedures.

(b) The Enforcement Agent or Towing Contractor will then log all illegally parked Vehicles by tag number, make, model, color, and address of the Vehicle.

(c) After a Vehicle has been logged, the Enforcement Agent or Towing Contractor will issue a warning/citation informing the owner of the Vehicle that he/she is in violation of the District's parking policies and procedures. Placement of a citation notice on the vehicle shall constitute adequate notice. The notice described in this section is a courtesy only and is not a condition of any enforcement action hereunder.

(d) The owner must then remedy the violation by removing his/her Vehicle from the District's road.

(e) In accordance with the District's parking policies and procedures, the Enforcement Agent or Towing Contractor will only issue one warning/citation before having an offending Vehicle towed.

(f) Once the Enforcement Agent or Towing Contractor has logged the appropriate Vehicle information and issued all the proper warnings/citations and the Enforcement Agent then will call the Towing Contractor for the District.

(g) The Enforcement Agent or other person authorized by the District will then meet the towing company at the address where the Vehicle is illegally parked to ensure that the appropriate Vehicle is being towed.

(h) The Enforcement Agent or Towing Contractor will then provide details of the incident to the District office.

(2) Additional Means of Enforcement for Repeat Offenders.

“Repeat Offender” shall mean: :

(a) the owner of a Vehicle that has been towed for violation of these policies and procedures within the previous 12-month period; or

(b) has received two (2) or more warning notices as to any Vehicle(s) he/she owns within the previous 12-month period, whether or not an offending Vehicle was towed.

(3) The District, or its designee, shall maintain a list of Repeat Offenders based upon information collected in the violation logs kept by the Enforcement Agent or Towing Contractor. The District, or its designee, shall provide the list of Repeat Offenders to a towing contractor (the “Tow Company”) and authorize the Tow Company to make routine patrols within the District.

(4) A Repeat Offender forfeits his/her right to receive any further warning and/or notice of a violation prior to having his/her offending Vehicle towed. The Repeat Offender is subject to having his/her Vehicle towed at any time it is parked in or on a street within the District.

(5) Once a Repeat Offender has been identified, he/she will be considered a Repeat Offender for a period of 12 months from the date that the District Manager identifies him/her as a Repeat Offender. In the event that an additional violation occurs during that 12-month period, the calculation of the 12-month Repeat Offender status shall begin again on the date of such additional violation. If no additional violations occur during the immediate 12-month period following the Repeat Offender being identified as a Repeat Offender by the District Manager, then the

former Repeat Offender shall be entitled to receive the same warning and/or notice as owners who are not Repeat Offenders.

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1.5 Effective Date

This Chapter was adopted and went into effect on September 28, 2023. The District's Board of Supervisors may by action taken at a meeting provide for a grace period prior to full enforcement by towing.