

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on November 4, Day 2025 at a duly noticed public meeting, the Board of Supervisors of the Ranches at Lake McLeod Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”).

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (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’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

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.** *Oversized Vehicle.* Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck or a Vehicle with a trailer attached;
- C.** *Designated Parking Areas.* Areas District property which have been explicitly approved for parking by the District, which are areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- D.** *District Property.* All property owned or maintained by the District and identified on the map attached as Exhibit A as either a Designated Parking Area or Tow-Away Zone.
- E.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that is used to transport people, goods or things on land or in water.
- F.** *Vessels.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- G.** *Recreational Vehicle and Trailers.* A vehicle designed for recreational use, which includes motor homes, campers, trailers, vehicle trailers and vessel trailers relative to same. Trailers are non-powered vehicles intended to be towed by a motorized vehicle.
- H.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

- I. *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 is a Tow-Away Zone.**
- J. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- K. *Abandoned.* Any vehicle, vessel, recreational vehicle, or trailer which has not moved for five days is considered abandoned.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by signage for parking spaces 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 by signage. **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 and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Oversized Vehicles, Vessels, Recreational Vehicles, and Trailers as set forth in Section 5 herein (“**Tow-Away Zone**”).

SECTION 5. EXCEPTIONS.

- A. **ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Oversized Vehicles, Recreational Vehicles, Vessels, and Trailers are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. **ABANDONED/BROKEN-DOWN VEHICLES OR INOPERABLE.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense. Inoperable vehicles include vehicles with expired registration, missing license plates, or flat tires.
- C. **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 a Parking Pass issued by the District.
- D. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property 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 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 Commercial Vehicle, Oversized Vehicle, Vehicle, Vessel, Recreational Vehicle, or Trailer, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Oversized Vehicle, Vehicle, Vessel, Recreational Vehicle or Trailer 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 Commercial Vehicle, Oversized Vehicle, Vehicles, Vessels, Recreational Vehicles and Trailers for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Oversized Vehicle, Vehicle, Vessel, Recreational Vehicle or Trailer 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 a 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 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels, Recreational Vehicles or Trailers 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 OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement 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 and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – Designated Parking Areas (As Denoted by Map Keys)

Effective date: **November 4, 2025**

EXHIBIT A
Designated Parking Areas

