

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, at a duly noticed public meeting, and after a public hearing, on March 28, 2024, at a duly noticed public meeting, the Board of Supervisors of the Avalon Groves Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property.

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.

2. **NO PARKING ON CDD PROPERTY, EXCEPT IN DESIGNATED PARKING AREAS; NO OVERNIGHT PARKING IN DESIGNATED PARKING AREAS.**
 - a. District-owned roadways, common areas, sidewalks located solely adjacent to District common areas and roadways, the grass strip between sidewalk and roadways located solely adjacent to District common areas, and pond banks (“**CDD Property**”), are hereby declared “**No Parking Zones**,” except in certain spots identified in **Exhibit A (“Designated Parking Areas”)**.
 - b. Notwithstanding the foregoing, Designated Parking Areas are also No Parking Zones between 11:00 p.m. until 6:00 a.m.

3. **PARKING ENFORCEMENT.** Any vehicles parked in No Parking Zones are in violation of this Rule (“**Unauthorized Vehicle**”). The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized to tow/remove Unauthorized Vehicles (“**Towing Operator**”) in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes, and with the policies set forth herein. Unauthorized Vehicles shall be towed/removed at the owner’s sole expense by a Towing Operator, and at the request of the District Manager. “Roam” towing shall not be permitted.

4. **TOWING/REMOVAL PROCEDURES.**
 - a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, 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, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner's expense. The vehicle 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 into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein.
- 5. OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.
- 6. PARKING AT YOUR OWN RISK.** The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to vehicles parked accordance with this rule.

Effective date: March 28, 2024

Exhibit A

**Designated Parking Areas
at
Goldcrest Loop Mailboxes &
Goldcrest Loop Playground**

