

**HOLLY HILL ROAD EAST COMMUNITY DEVELOPMENT DISTRICT**  
***RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT***

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**In accordance with Chapter 190, *Florida Statutes*, and on March 18, 2020 at a duly noticed public meeting, the Board of Supervisors of the Holly Hill Road East Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District Property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.**

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**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 park Vehicles on-street in certain designated parking areas, as well as remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto and incorporated herein by reference.

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle(s)*. 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. *Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), and Recreational Vessel(s).
- C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *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.

**SECTION 3. DESIGNATED PARKING AREAS.** On street parking is only authorized on the odd numbered side of the street (as indicated by address numbers). On street parking is expressly prohibited on the even numbered side of the street (as indicated by address numbers).

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone. 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.

**SECTION 5. EXCEPTIONS.**

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time, including odd numbered side of the streets (as indicated by address numbers), and are subject to towing at the Owner's expense.
- 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 a written Parking Pass issued by the District Manager or his/her designee.
- C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, 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.

Any Vehicle parked on District Property, including District roads, must do so in compliance with all laws, ordinances and codes.

**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 any Vehicle, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove

such Vehicle, at the owner's expense. The unauthorized Vehicle 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 the 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 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.

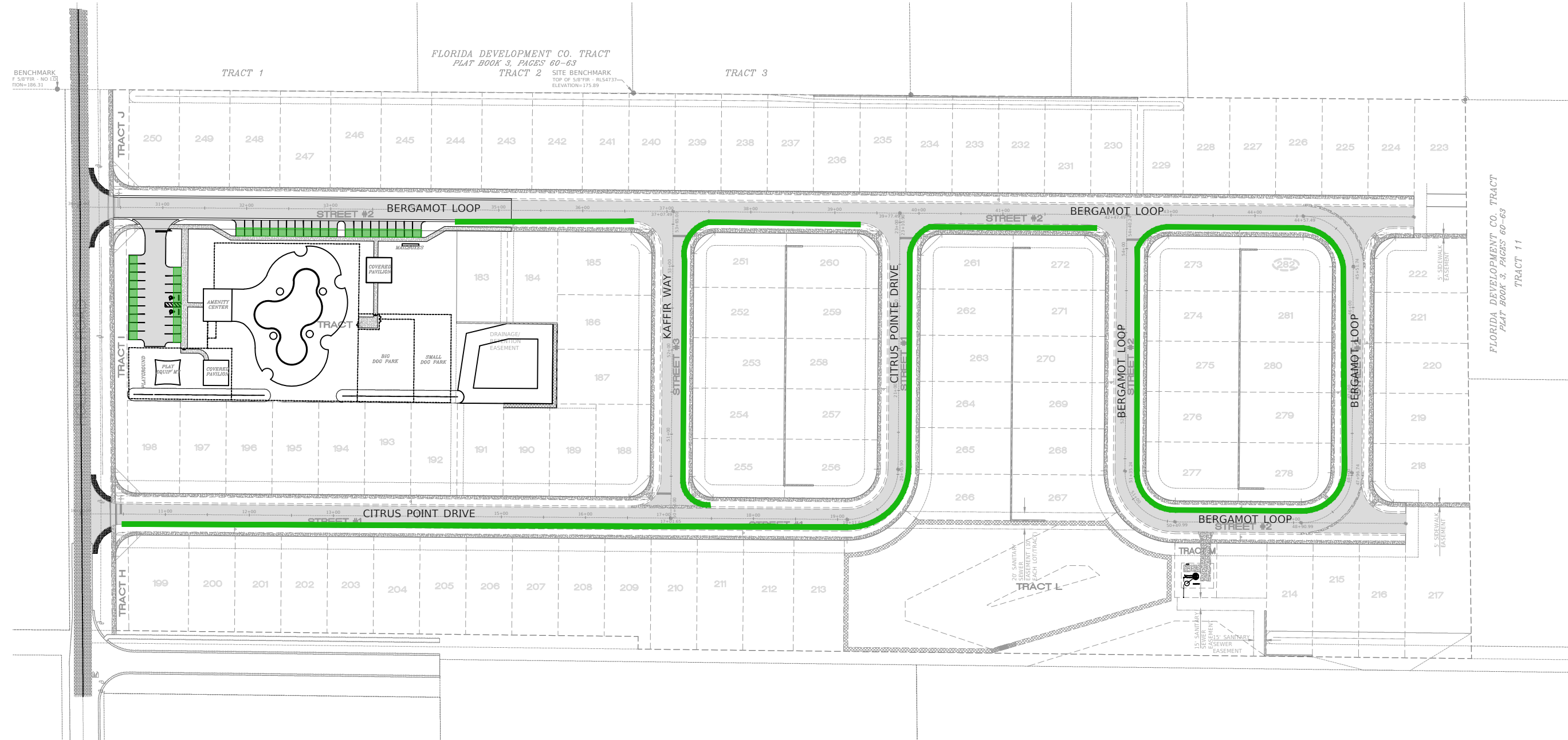
**EXHIBIT A – *Tow Away Zone***

Effective date: October 20, 2020


**EXHIBIT A – *Tow Away Zone***



NOT TO SCALE



**LEGEND**

 ON STREET PARKING ALLOWED BY RESIDENTS AND PAID USERS- ALL OTHER AREAS NOT INDICATED IN GREEN ARE TOW AWAY ZONES.

NO.	DATE	REVISIONS
1	05/08/18	REVISED LAYOUT

OFFICE: (850) 940-2040  
 FAX: (850) 940-2044  
 CELL: (850) 662-0018

**Dennis Wood Engineering LLC**

1925 BARTOW ROAD  
 LAKELAND, FL 33801

DENNIS WOOD, PROFESSIONAL ENGINEER  
 EMAIL: denniswoodengineering@gmail.com

**CITRUS POINTE**

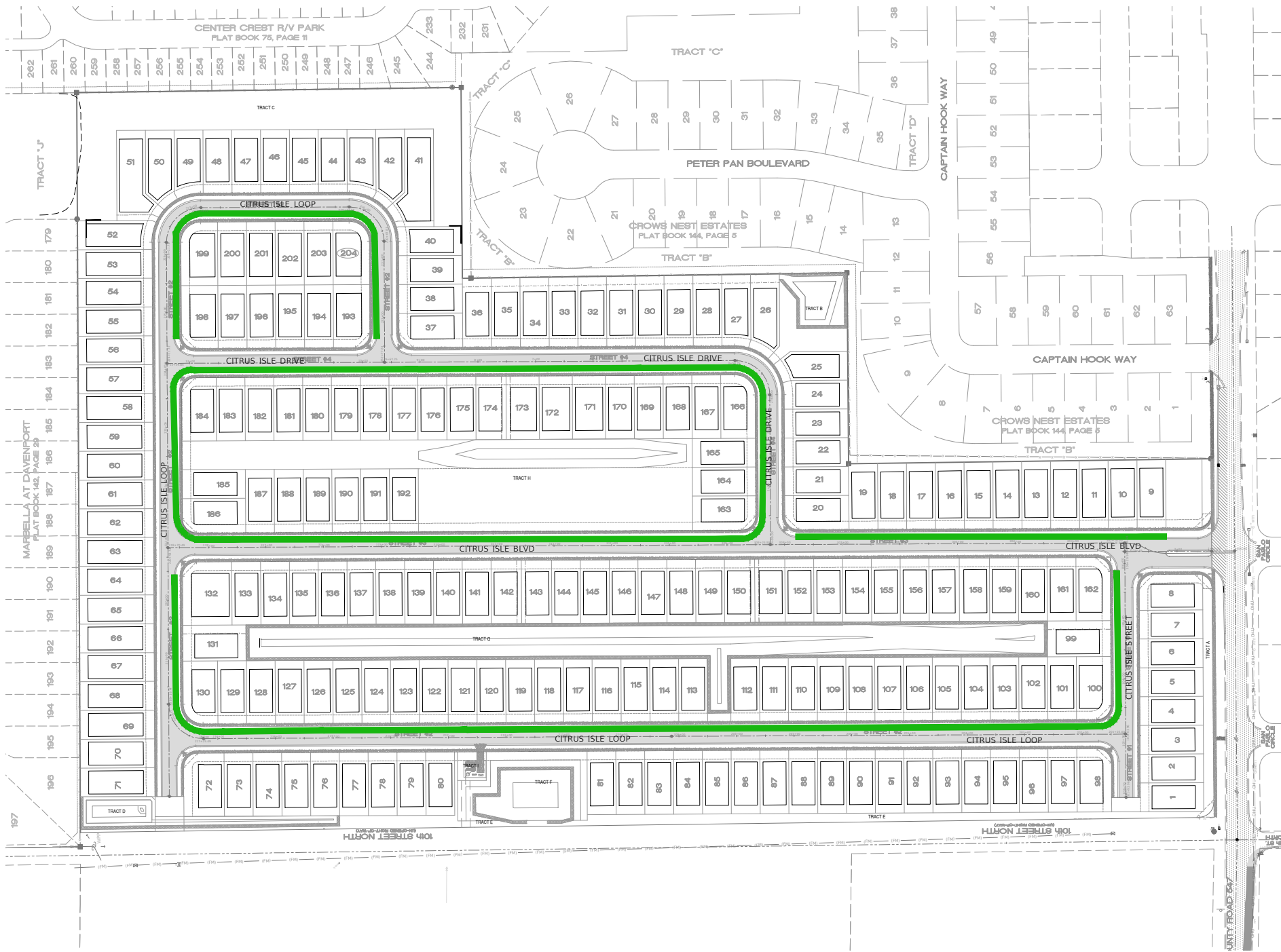
CITY OF DAVENPORT  
 POLK COUNTY, STATE OF FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E. # 17646 (FL) DATE

**EXHIBIT A  
 PARKING**

**SHEET  
 1 OF 4**



**LEGEND**

ON STREET PARKING ALLOWED BY RESIDENTS AND PAID USERS - ALL OTHER AREAS NOT INDICATED IN GREEN ARE TOW AWAY ZONES.


OFFICE: (833) 940-2440  
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**Dennis Wood Engineering**  
 DENNIS WOOD, PROFESSIONAL ENGINEER  
 EMAIL: deniswoodengineering@gmail.com

1925 BARTOW ROAD  
 LAKELAND, FL 33601

**CITRUS ISLE**  
 CITY OF DAVENPORT  
 POLK COUNTY, FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E. #17646 (FL) DATE  
 Dennis L. Wood, State of Florida  
 This document has been electronically signed and sealed by Dennis L. Wood, P.E. on [redacted] using a SHA-1 authentication code. This seal and the State's authentication code must be verified on any electronic copy.

**EXHIBIT A**  
**PARKING**

**SHEET**  
**2 OF 4**