

Parking and Towing Policy

The Rolling Oaks Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by section 715.07, Florida Statutes) on District-Owned Property. The term District-Owned Property shall include all parking lots, rights of ways and roadways, sidewalks, common areas, and stormwater parcels and ponds owned by the District. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

General Parking:

1. There should be no parking of Recreational Vehicles, Trailers, U-Haul Type Moving Trucks/Vans, or Golf Carts on any District-Owned Property between the hours of 10:00 p.m. to 6:00 a.m. except as permitted by the District.
2. There should be no parking of Commercial Vehicles or Vehicles with Commercial Advertisements on any District Property except on a temporary basis for the purpose of loading or unloading, or providing other services to adjacent residential property, or as permitted by the District.
3. There should be no parking of abandoned (a vehicle which has not moved for seven days) and/or broken-down or inoperable Vehicles on any District-Owned property at any time.
4. There should be no parking of Vehicles with “For Sale” on any District-Owned Property at any time.
5. The District does not provide any security or monitoring for parked cars on District-Owned Property and assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such vehicles.
6. Unauthorized parking may result in being reported to the local authorities for trespassing.
7. Any District property not designated as a designated parking area is a Tow Away Zone.

Overnight /Extended Parking:

1. Residents or Renters may request an overnight/extended parking pass (“**Overnight Parking Pass**”) by sending an email to the HOA Management team Amanda Narehood anarehood@artemislifestyles.com. Availability is on a first come, first serve basis.
2. The Overnight Parking Pass must be placed on the driver’s side dashboard of the vehicle.
3. Any vehicle parked longer than the time period permitted by the Overnight Parking Pass, will be towed at the owner's expense.

Towing from District-Owned Property:

1. Any vehicle or vessel that is parked on District-Owned Property in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The towing operator with whom the District enters into a towing authorization agreement (the “**Towing Operator**”) may receive authorization to tow from the District Manager, District Chair, or their designee.

This policy was adopted by Resolution 2024-02 on March 28, 2024.

ROLLING OAKS
COMMUNITY DEVELOPMENT DISTRICT
BOUNDARY AND R.O.W. LIMITS

