

RESOLUTION NO. 2008-4

WHEREAS, the Vista Lakes Community Development District (“CDD”) is the Community Development District for the Vista Lakes community, established pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the CDD has constructed roads and parking improvements within and for the benefit of the community; and

WHEREAS, the Board of Supervisors of the Vista Lakes Community Development District (“Board”) has the authority to adopt and enforce appropriate rules following the procedures of Chapter 120, Florida Statutes, in connection with the provision of one or more services through its systems and facilities; and

WHEREAS, the Board finds that among its responsibilities are to protect and preserve the safety and welfare of Vista Lakes residents and the aesthetics of the Vista Lakes community; and

WHEREAS, the Board deems it to be in the best interest of the community and its residents to establish and enforce policies and rules governing the parking of vehicles within the community; and

NOW, THEREFORE, BE IT RESOLVED THAT, in order to assure equitable parking, to protect the safety and welfare of Vista Lakes residents, and to assure an aesthetically pleasing community, the Board establishes a policy as follows:

Section 1.1 Subject Property

This policy and the rules and regulations hereunder apply to property owned by the CDD within the Vista Lakes community, on which parking of vehicles takes place, specifically Gentry Park.

Section 1.2 Permissible Vehicles

Except as otherwise provided herein, to be parked within CDD property, a vehicle must be:

- (1) a conventional passenger vehicle and electric vehicles as permitted by State Law; and
- (2) operative, in good repair, and capable of self-propulsion; and
- (3) in a good, clean and attractive condition; and
- (4) licensed and registered, with a valid Department of Motor Vehicles license plate or placard clearly displayed.

Section 1.3 Prohibited Vehicles

The following vehicles are “Prohibited Vehicles,” and as such may not be parked, except as provided for in Section 2.1, within CDD property:

- (1) Any vehicle longer than 21 feet or higher than 8 feet.
- (2) Commercial vehicles, or any vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, including, but not limited to, delivery trucks or vans, special use trailers, or vehicles adapted to a business use.
- (3) Any vehicle bearing commercial lettering, graphics, or other commercial insignia, except if such lettering is completely covered with magnetic material (or other type coverings intended for outdoor use). The material must be the same color as the vehicle. Exceptions include factory-applied logos depicting the name of the vehicle or logos of non-profit car clubs, and college and university names and logos. The Board may make other exceptions from time to time.
- (4) Buses.
- (5) Recreational Vehicles (RVs), including, but not limited to, campers, mobile and motor homes, all-terrain vehicles, go carts, golf carts, snowmobiles, jet skis, and dune buggies.
- (6) Trailers of any type.
- (7) Boats.
- (8) Derelict vehicles, including vehicles with no current license plate, vehicles incapable of self-propulsion or wrecked vehicles.

Section 1.4 Lodging in a Vehicle

No person may dwell overnight or lodge in any motor vehicle within CDD property.

Section 1.5 Single Space

No vehicle shall be stopped, left standing, or parked other than within a single marked space, unless with the express, written permission of the Board or District Manager. No vehicle shall be parked within any CDD property not specifically designed and intended for the parking of vehicles.

Section 1.6 Blocking Traffic

No vehicle shall be parked or left standing within CDD property so as to interfere with or impede the normal flow of traffic.

Section 1.7 Disassembly or Repair of Vehicles

No disassembly or repair of vehicles shall be made in any roadway, driveway, or parking area within CDD property, except in the case of an emergency breakdown. This rule does not apply to the changing of flat tires or maintenance checks.

Section 2.1 Deliveries, Service Vehicles, and Moving Trucks; Temporary Parking

Notwithstanding the provisions of Section 1.3(2), commercial vehicles (as defined in Section 1.3(2)) and trailers may be parked within CDD property while performing


services for or on behalf of owners or residents of Vista Lakes, provided, however, that they may not remain parked within CDD property for longer than a 12-hour period.

Section 3.1 Enforcement

- (1) Vehicles parked in violation of this policy may be towed without prior notice at the sole expense of the owner of such vehicle, in accordance with Section 715.05, Florida Statutes.
- (2) **Fire Lanes, Tow-Away Zones, Sidewalks and Landscaped Areas; Emergency Situations.** Notwithstanding the foregoing, any vehicle parked within CDD property in: (i) a designated fire lane; (ii) a designated tow-away zone; (iii) a sidewalk; or (iv) a landscaped area, may be towed without prior notice at the sole expense of the owner of such vehicle.
- (3) **Costs.** In accordance with Section 715.07, Florida Statutes, as may be amended from time to time, all costs associated with towing offending vehicles under these policies, rules and regulations shall be paid by the owner, operator or person in control of such vehicle.
- (4) **Non-exclusive Remedy.** The enforcement rights expressed herein shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the CDD may be otherwise legally entitled.
- (5) **No Waiver.** The failure of the CDD to enforce any policy, right, power, privilege or reservation herein contained, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation occurring prior or subsequent thereto.

Recorded in the Book of Minutes on March 12, 2008.

Signed: April 9, 2008



Chairman, Board of Supervisors



Secretary, Board of Supervisors