

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**  
**AMENDED & RESTATED RULES**  
**RELATING TO OVERNIGHT PARKING AND PARKING & TOWING ENFORCEMENT**

**In accordance with Chapter 190, *Florida Statutes*, and on January 18, 2024, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows II Community Development District (“District”) adopted the following rule to govern overnight parking and parking and towing enforcement on District Property. This rule 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, Trailers 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 rule (the “Rule”) is intended to provide the District’s residents and paid users with a means to park Vehicles on-street in certain designated parking areas and remove such Vehicles from District designated Tow-Away Zones consistent with this Rule.

**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 Rule the use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(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. *Trailer(s)*. An unpowered vehicle towed by another.

E. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, golf carts, all-terrain vehicles (commonly referred to as ATVs), campers and trailers relative to same.

F. *Parked*. A vehicle left unattended or stalled by its owner or user.

G. *District Property*. Property that is owned by the District including, but not limited to, roadways/streets, parkways/verges (area between the sidewalk and roadway), grass areas and open spaces that are owned by the District.

H. *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 in accordance with the terms of this Rule.

I. *Overnight*. Between the hours of 12:00 a.m. and 6:00 a.m. daily.

J. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of 2 weeks.

**SECTION 3. DESIGNATED PARKING AREAS & ESTABLISHMENT OF TOW-AWAY ZONES.**

A. The District's Tow-Away Zone (the "**Tow Away Zone**") is described in the map attached hereto as **Exhibit "A"** (the "**Map**") and applies to all Vehicles. Any Vehicle parked in the Tow-Away Zone is authorized to be towed by the District.

B. As specified in the Map, parking on the District's roadways is authorized on the odd numbered side of the roadway (as indicated by address numbers) and parking on the District's roadways is expressly prohibited on the even numbered side of the roadway (as indicated by address numbers).

C. As specified in the Map, Vehicles parked within certain areas of Phase 3 are authorized to be towed (due to a safety concern).

D. As specified in the Map, Vehicles parked in Phase 3 overnight (as defined above as between the hours of 12 a.m. and 6 a.m.) are authorized to be towed by the District.

E. Any Vehicle parked in any of the following manners is authorized to be towed by the District:

- (1) parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District;
- (2) parked within 30 feet of a mailbox between 8 a.m. and 6 p.m.; and
- (3) parked in a manner that blocks a sidewalk.

F. Any Vehicle, or part thereof, parked on District Property that is abandoned, discarded, broken down and/or not capable of operating on its own is authorized to be towed by the District. Evidence that a Vehicle is discarded, broken down and/or inoperable include the following: (1) the Vehicle is inoperable, as evidenced by vegetation underneath as high as the Vehicle body or frame, debris collected underneath, or, that the Vehicle is being used solely for storage/habitation purposes; (2) the Vehicle is partially dismantled, having no engine, transmission or other major and visible part; (4) the Vehicle has major and visible parts which are dismantled; (5) the Vehicle is incapable of functioning as a Vehicle in its present state; (6) the Vehicle has only nominal salvage value; and/or (7) the Vehicle is incapable of safe operation under its own power, or a vehicle that cannot be self-propelled or moved in a manner it was originally intended to move.

G. A Vehicle bearing an expired tag sticker,<sup>1</sup> expired registration, missing license plate, or a license plate that fails to match the Vehicle's registration is authorized to be towed by the District.

H. Commercial Vehicles, Recreational Vehicles, Trailers and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.

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<sup>1</sup> As also may be referred to as a "registration decal" by the Florida Department of Highway Safety and Motor Vehicles and/or as a "validation sticker" by Section 320.06, *Florida Statutes*.

I. Any Vehicle parked on the District Property, including the District’s Roadways, must do so in compliance with all laws, ordinances and codes.

J. All towing authorized under this Rule is at the Vehicle owner’s expense.

**SECTION 4. EXCEPTIONS.**

A. **VENDORS/CONTRACTORS.** The District’s 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 an Overnight parking pass.

B. **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 the District’s roadways while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on the District’s roadways while carrying out official duties.

**SECTION 5. 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.** The towing vendor selected by the District’s Board of Supervisors is permitted to patrol the District’s Property and tow/remove any Vehicle parked in a manner that is not authorized under this Rule, in accordance with the terms of the executed agreement between the District and the District’s towing vendor. However, the District Manager has authority to call the towing vendor at any time to initiate towing of an unauthorized Vehicle.

C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a vendor authorized by Florida law to tow/remove unauthorized Vehicles and in accordance with Florida law and this Rule.

**SECTION 6. PARKING AT YOUR OWN RISK.** Vehicles are permitted to 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.

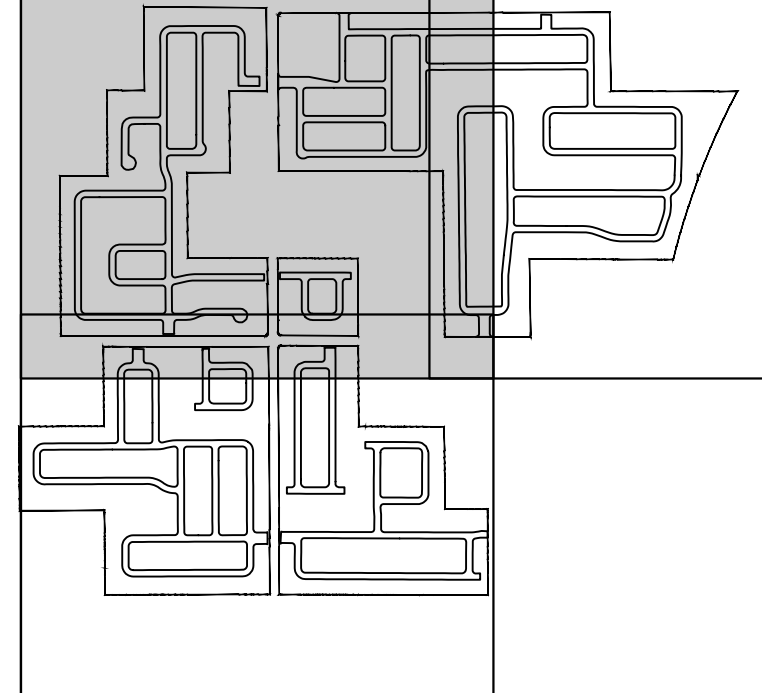
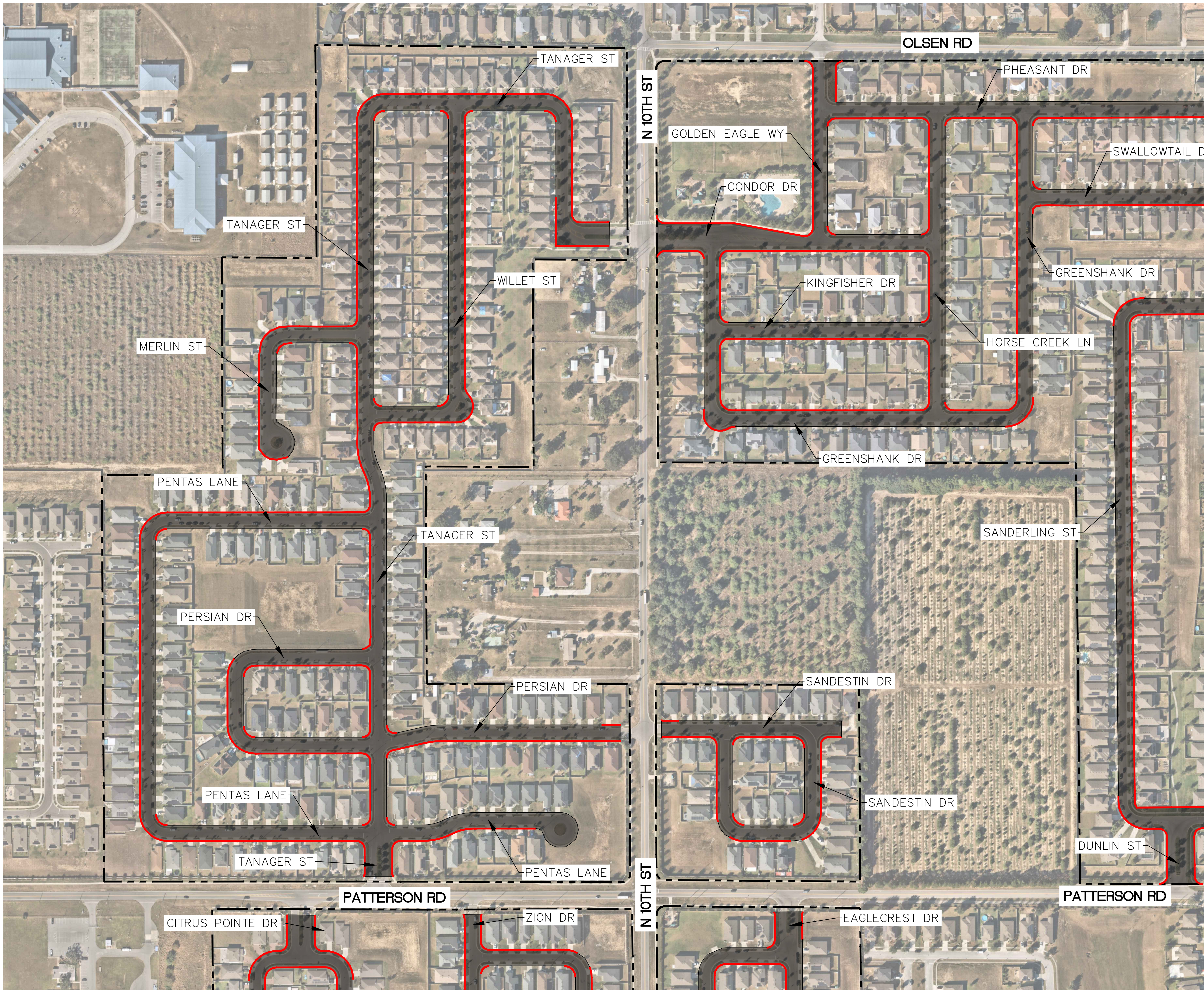
**EXHIBIT “A” – Map of the Tow Away Zones**

Effective Date: January 18, 2024

Implemented Florida Law: Section 190.012, *Florida Statutes*; Section 190.011, *Florida Statutes*; Section 715.07, *Florida Statutes*; Section 316.1945, *Florida Statutes*; Section 316.195, *Florida Statutes*; Section 316.1951, *Florida Statutes*; Section 120.54, *Florida Statutes*; and Section 120.69, *Florida Statutes*.



Plotted By: Kuehn, David Sheet: Kta\_Layout\_CDD\_Roads\_EX-1 February 09, 2024 11:46:49am K:\LAK-Civil\046655000 - Highland Meadows II CDD\CAD\Exhibits\2024-01-17 CDD OWNED ROAD\_CDD OWNED ROAD.dwg  
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KEY MAP

**TOW AWAY ZONE**

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 100 SOUTH KENTUCKY AVENUE, LAKELAND FL, 33801  
 WWW.KIMLEY-HORN.COM REG NO.: 35106

KHA PROJECT	046655000
DATE	1-17-24
SCALE	AS SHOWN
DESIGNED BY	RICHARD E. MILLS, P.E.
DRAWN BY	FLORIDA LICENSE NUMBER 93017
CHECKED BY	DATE

**HIGHLAND MEADOWS II  
 CDD ROADS**

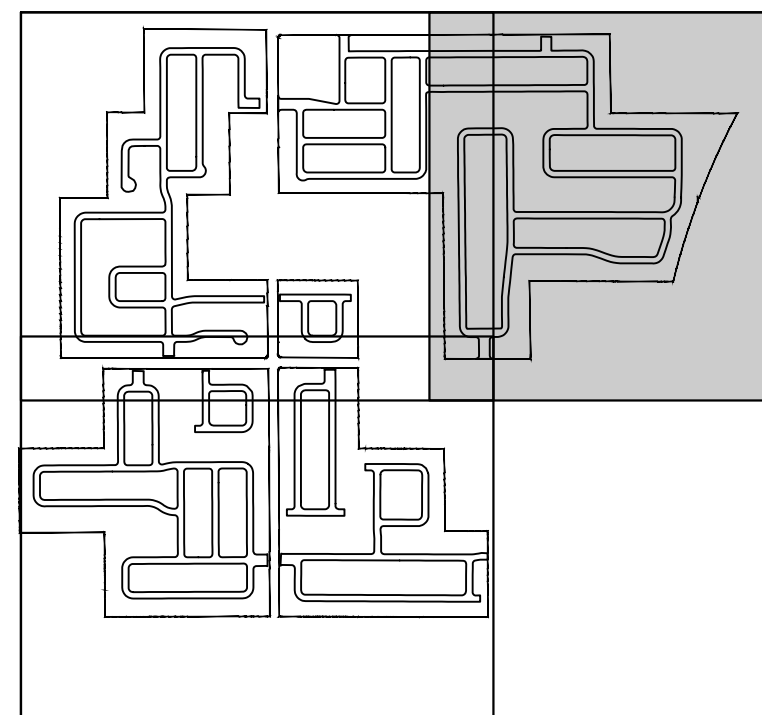
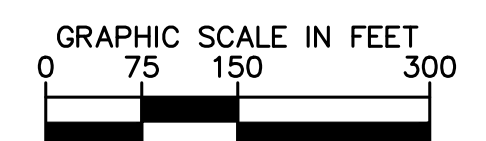
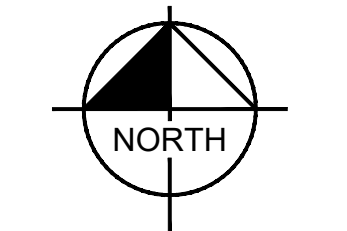
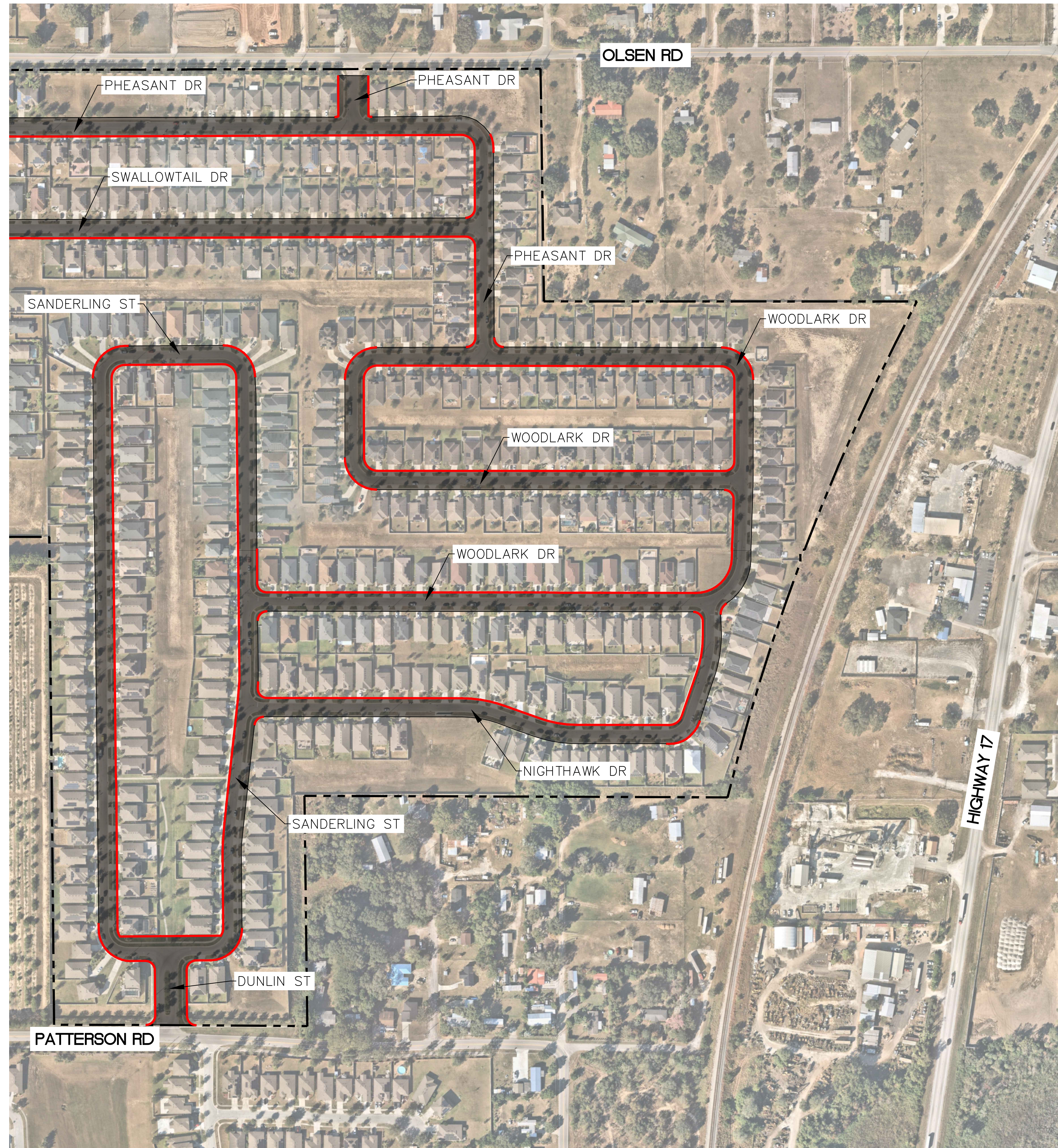
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 PREPARED FOR  
 HIGHLAND MEADOWS II CDD**

SHEET NUMBER  
**EX-1**

DAVENPORT FLORIDA



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KEY MAP

**—** TOW AWAY ZONE

No.	REVISIONS	DATE	BY

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KHA PROJECT 04655000	LICENSED PROFESSIONAL
DATE 1-17-24	RICHARD E. MILLS, P.E.
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 93017
DESIGNED BY	CHECKED BY
DRAWN BY	DATE

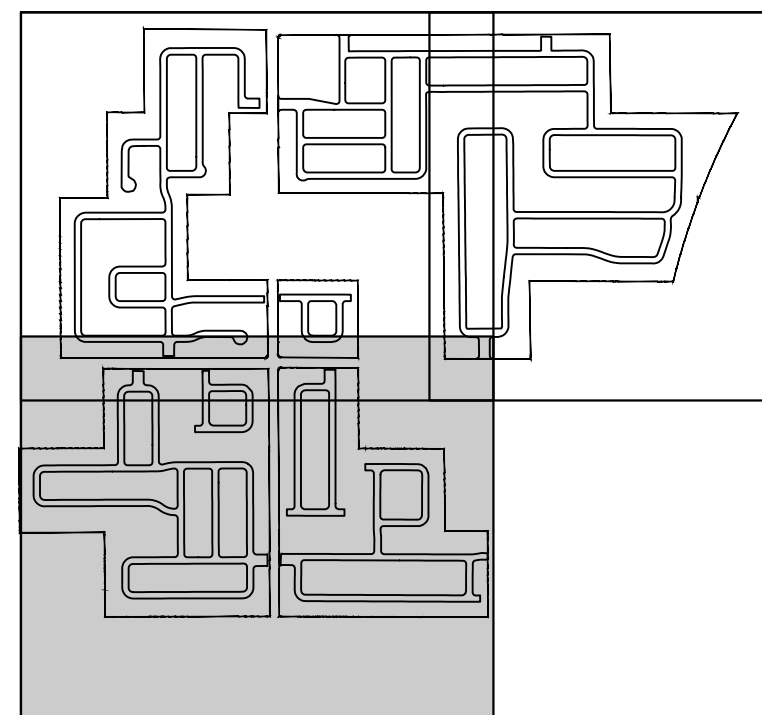
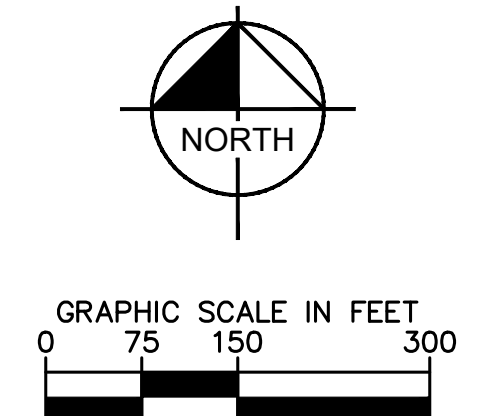
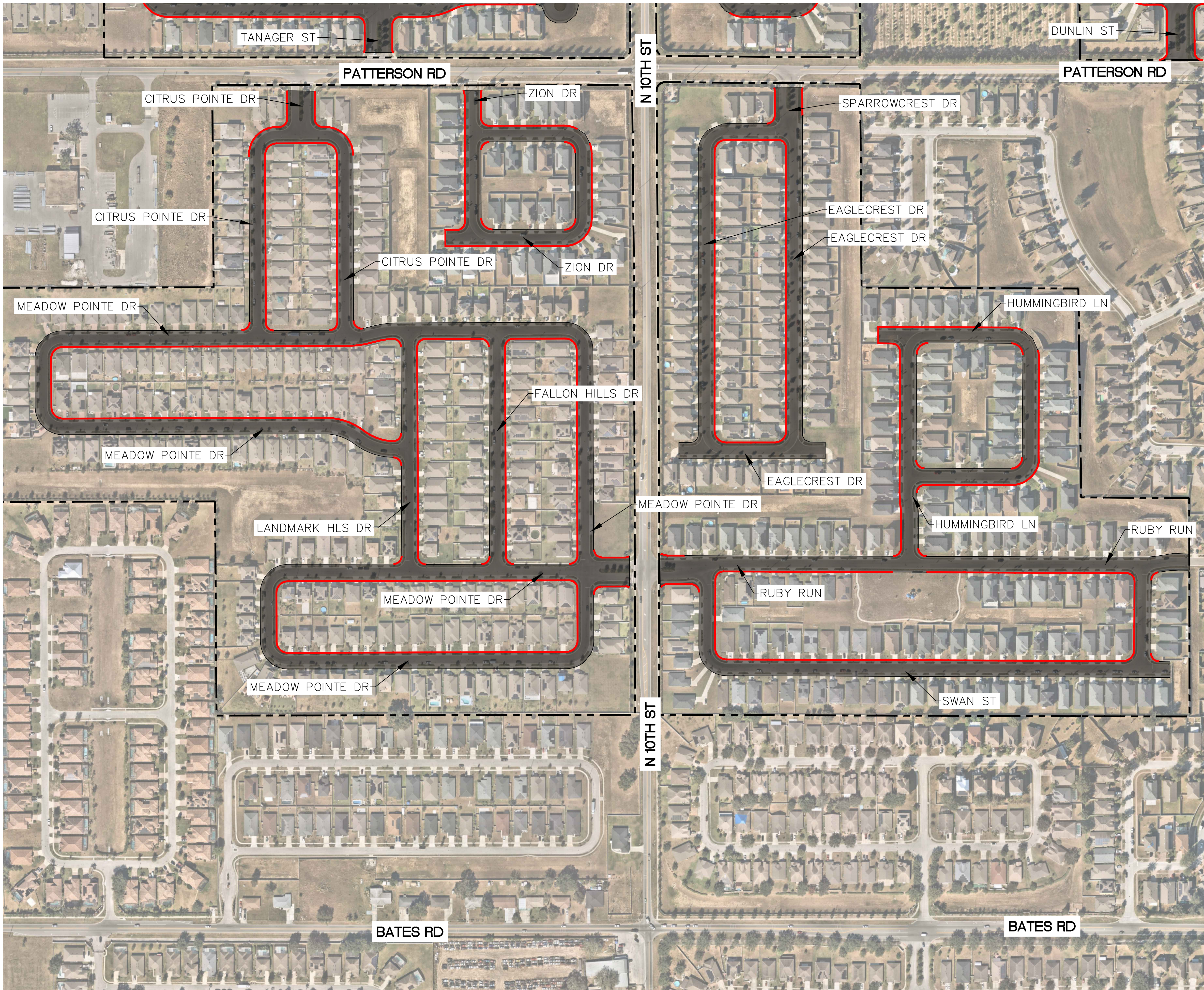
**HIGHLAND MEADOWS II  
 CDD ROADS**

**CDD ROADS  
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SHEET NUMBER  
**EX-2**



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KEY MAP

TOW AWAY ZONE

No.	REVISIONS	DATE	BY

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KHA PROJECT 04655000	LICENSED PROFESSIONAL RICHARD E. MILLS, P.E.
DATE 1-17-24	FLORIDA LICENSE NUMBER 93017
SCALE AS SHOWN	CHECKED BY
DESIGNED BY	DATE
DRAWN BY	

**HIGHLAND MEADOWS II  
 CDD ROADS**

**CDD ROADS  
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 HIGHLAND MEADOWS II CDD**

DAVENPORT FLORIDA

SHEET NUMBER  
**EX-3**