

**Fontainebleau Lakes Community Development District  
C/o Special District Services, Inc.  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014**

January 25, 2018

**Re: Fontainebleau Lakes Community Development District  
Parking Rules**

Dear Resident and/or Property Owner:

The Board of Supervisors (hereinafter the "Board") of the Fontainebleau Lakes Community Development District (hereinafter the "District") has directed the undersigned, as District Manager, to remind you that the Parking Rules, enclosed herein and made a part hereof as Exhibit "A", have been adopted by the District during the Board Meeting held on January 23, 2017. As a result, parking of motor vehicles is prohibited on all District streets, roadways, thoroughfares or rights-of-way and on all other District property including non-paved areas (refer to Exhibit "B").

This letter is being sent to all residential addresses in the Las Ramblas and Las Sevillas communities within the boundaries of the District. Vehicles that are in violation of the Parking Rules set forth in Exhibit "A", are subject to being towed at the vehicle owner's expense by a towing contractor approved by the District.

The goal of the District is to minimize obstruction on District owned streets/roadways, limit damage to District property and to keep annual maintenance assessments that are paid by the property owners, from increasing.

To avoid vehicle owner towing related fees, the District encourages residents, family members, guests, and visitors to abide by all Parking Rules. Should you have any questions regarding this information, please do not hesitate to contact me at 305-777-0761.

Sincerely,

*Armando Silva*

District Manager

Enclosure: Exhibit A

## **EXHIBIT A**

### **FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT RULES for Parking on District Property**

- 1.1 Any vehicle parked in violation of District parking rules as set forth herein may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. "No Parking" signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Marked law enforcement or other emergency vehicles are exempt from the parking rules prohibiting on-street parking. Owners/residents who are law enforcement or emergency services officials may not leave their law enforcement or other emergency vehicles in District parking areas described in Rules 1.1 to 1.3, unless they are performing official duties at that location.
- 1.5 The enforcement of these parking rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.6 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.7 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.8 If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.

## EXHIBIT B

### Fontainebleau Lakes Community Development District Parking Rules Enforcement Areas



- Fontainebleau Lakes Community Development District Parking Rules are enforced within the yellow and green areas.