

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

RULES for Parking on District Property

Adopted January 23, 2017
Amended June 17, 2019

- 1.1 Any vehicle parked in violation of the Fontainbleau Lakes Community Development District (the "District") Rules for Parking on District Property ("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 within the overflow parking spaces on District property is prohibited from the hours of 2:00 A.M. through 5:00 A.M., seven (7) days per week.
- 1.4 Parking is prohibited upon or within all non-paved District property including, but not limited to, grassed swales and 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.
- 1.5 No vehicle which cannot operate on its own power shall remain on District right-of-way or District property for more than twelve (12) hours.
- 1.6 No commercial vehicle, recreational vehicle, boat, trailer, including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept on District right-of-way or District property. The term "commercial vehicle" shall not be deemed to include recreational or sport utility vehicles commonly referred to as SUV's up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the owner on a daily basis for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to commercial vehicles or construction vehicles currently being used in connection with the construction, improvement, installation, or repair of District rights-of-way or any other District-owned or District-maintained property or facilities.
- 1.7 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 1.5, unless they are performing official duties at that location.

- 1.8 The enforcement of these Parking Rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.9 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.10 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.
- 1.11 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.