VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on March 25, 2026, at a duly noticed public meeting, the Board of Supervisors of the VillaMar Community Development District ("District") adopted the following Rule to govern parking and parking enforcement on certain District property (the "Rule"). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Parked Oversized Vehicles, Vehicles, Vessels, Abandoned/Broken-Down Vehicles, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This 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 Oversized Vehicles, Vehicles, Vessels, Abandoned/Broken-Down Vehicles and Recreational Vehicles from District designated Tow Away Zones consistent with this Rule and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

SECTION 2. DEFINITIONS.

A. *Designated Parking Areas.* Designated Parking Areas. Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A.**

B. *Vehicle*. Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.

a. *Oversized Vehicle*. As used herein, "Oversized Vehicle" shall mean the following:
   i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
   ii. Motor Vehicles with a trailer attached;
   iii. Motor coaches/homes;
   iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
   v. Mobile homes or manufactured homes.

b. *Abandoned/Broken-Down Vehicle*. A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.

c. *Recreational Vehicle*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

D. *Park(ed)/(ing)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

E. *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. **Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not Designated Parking Areas, is a Tow Away Zone. is a Tow Away Zone.**

F. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

G. *Mailbox Parking*. Spots designated for mail pick up.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference. **Any Vehicle Parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as "Tow-Away Zones." In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

A. OVERNIGHT ON-STREET PARKING. Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at Owner's expense.

B. OVERNIGHT AMENITY PARKING. Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities.

C. ABANDONED/BROKEN-DOWN VEHICLES. Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.

D. VENDORS/CONTRACTORS. The District 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 a Parking pass issued by the District.

E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES. Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

F. MANNER OF PARKING. Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

G. MAILBOX PARKING. Mailbox Parking is limited to five (5) minutes. Any cars parked in the Mailbox Parking spots for extended periods of time, including overnight, shall be subject to towing at owner's expense.

SECTION 6. 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 District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section

715.07, Florida Statutes.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

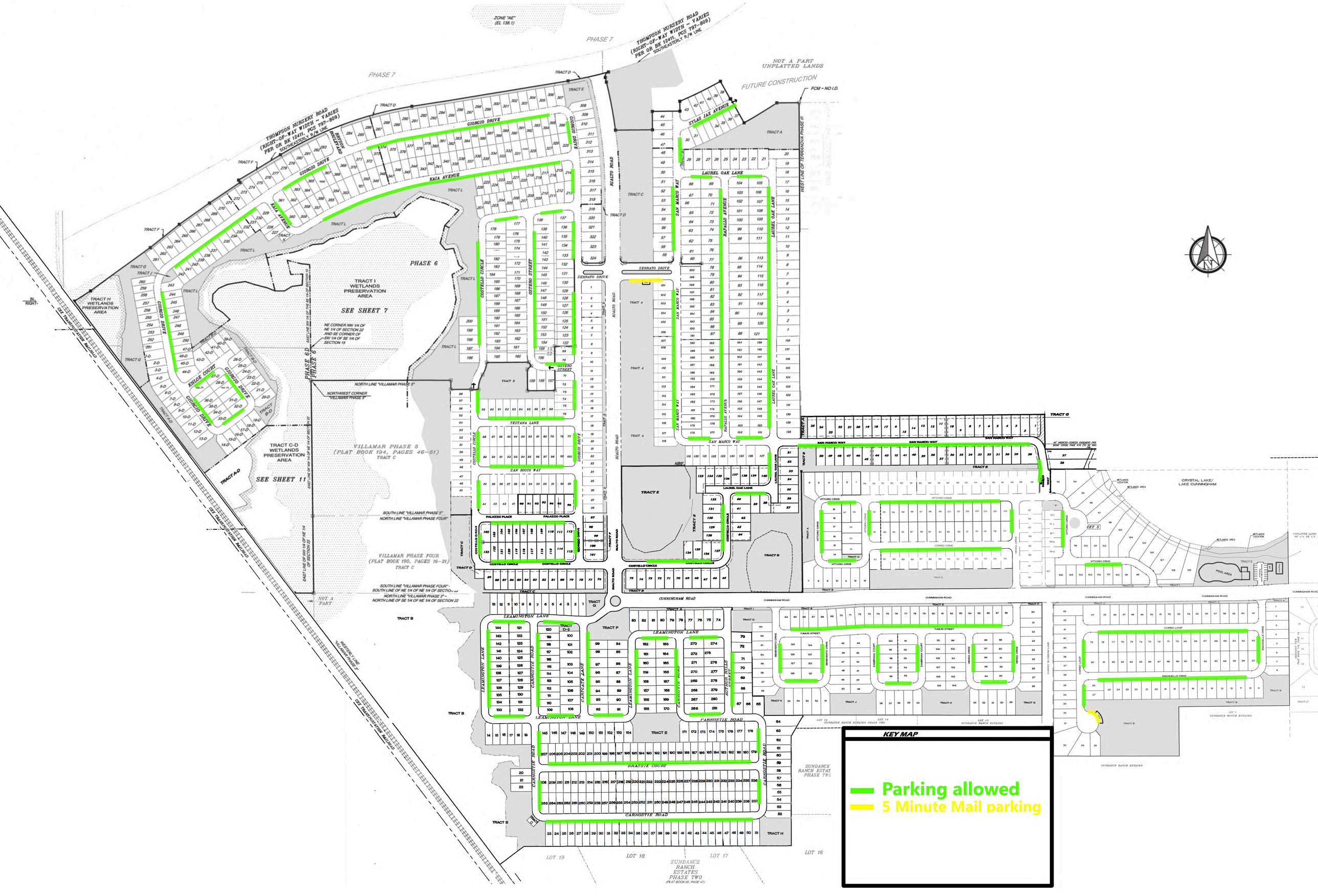
D. AMENITY SUSPENSION. The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Privileges Rule*.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may 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.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend this Rule from time to time to designate new Tow Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow Away Zones or Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones or Designated Parking Areas.

EXHIBIT A – ***Designated Parking Areas***

Effective March 25, 2026


KEY MAP
Parking allowed
5 Minute Mail parking
PHASE 7
PHASE 6
PHASE 6D
PHASE 6C
ZONE "AE" (EL 138.1)
THOMPSON NURSERY ROAD (RIGHT-OF-WAY WIDTH ~ VARIES PER OR BK 12411, PGS 797-809) SOUTHEASTERLY R/W LINE
NOT A PART UNPLATTED LANDS
FUTURE CONSTRUCTION
FCM - NO I.D.
TRACT I WETLANDS PRESERVATION AREA
SEE SHEET 7
TRACT H WETLANDS PRESERVATION AREA
TRACT C-D WETLANDS PRESERVATION AREA
SEE SHEET 11
VILLAMAR PHASE 5 (PLAT BOOK 194, PAGES 46-51)
VILLAMAR PHASE FOUR (PLAT BOOK 190, PAGES 16-21)
CRYSTAL LAKE/ LAKE CUNNINGHAM
POOL AREA
GIORGIO DRIVE
KAIA AVENUE
SYLAS JAX AVENUE
LAUREL OAK LANE
SAN MARCO WAY
RAFALLO AVENUE
RIALTO ROAD
SERRATO DRIVE
COSTELLO CIRCLE
OSTERO STREET
TESTANA LANE
SAN ROCCO WAY
PALAZZO PLACE
KHLOE COURT
VITTORIO DRIVE
CORBO DRIVE
CUNNINGHAM ROAD
LEAMINGTON LANE
CARNOSTIE ROAD
BRASSIE COURT
YUMUN STREET
CORBO LOOP
EMANUELLE DRIVE
SUNDANCE RANCH ESTATES PHASE TWO
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 1
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT A
NORTHWEST CORNER "VILLAMAR PHASE 5"
NORTH LINE "VILLAMAR PHASE 5"
SOUTH LINE "VILLAMAR PHASE 5" NORTH LINE "VILLAMAR PHASE FOUR"
SOUTH LINE "VILLAMAR PHASE FOUR" SOUTH LINE OF NE 1/4 OF NE 1/4 OF SECTION 22 NORTH LINE "VILLAMAR PHASE 3" - NORTH LINE OF SE 1/4 OF NE 1/4 OF SECTION 22
NE CORNER NW 1/4 OF NE 1/4 OF SECTION 22 AND SE CORNER OF -SW 1/4 OF SE 1/4 OF SECTION 15
WEST LINE OF TERRANOVA PHASE III
CSX TRANSPORTATION RAILROAD
WETLANDS AREA
WETLANDS LOCATION
N89°