CHAPTER IV:

STREET PARKING ENFORCEMENT POLICIES AND PROCEDURES

4.1 General.

(1)   The Remington Community Development District (the "District") has adopted a policy restricting parking of Vehicles on District roads within the Community. For purposes of these policies and procedures, the definition of a vehicle ("Vehicle") means an automobile, a pick-up truck, or a motorcycle, and expressly excludes boats, commercial vehicles, any truck larger than a pick- up, recreational vehicles (sometimes referred to as "RVs" or motorhomes), lawn maintenance trailers, rental trailers, and all trailers attached to a Vehicle. **No boat, commercial vehicle, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on any District road within the Community without prior written approval of the District. Any boat, commercial vehicle, except for commercial service vehicles while they are providing actual services to a property within the District, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on a District road without such prior approval shall be removed at the owner's expense without notice. The foregoing shall not prevent residents from temporarily positioning a boat or recreational vehicle on the street for purposes of cleaning, loading and unloading. Such temporary positioning shall require that the boat or recreational vehicle be attended by persons at all times and that it should not be so positioned in excess of one hour.**

(2)   The adoption by the District of Resolution 2006-02 and subsequent resolutions amending or modifying 2006-02 allow the District to place warning stickers on Vehicles deemed illegally parked and to have those Vehicles towed at the owner's expense from the streets within the District.

(3)   The District has hired a Security Provider that has been charged with the enforcement of the parking restrictions adopted in Resolution 2006-02 as amended. The Security Provider will provide a roving patrol during those hours designated by the District to enforce all parking restrictions. This is to include: placing a warning sticker on the offending Vehicle and logging all Vehicle information, to include make, model, color, location and tag number. The Security provider is also allowed to have a Vehicle towed at the owner's expenses that are in violation of the District's parking restrictions.

(4)   The security officers are to observe and report hazardous conditions such as missing traffic signs and street markings that need to be painted.

(5)   Security officers shall investigate and answer any complaints regarding contested parking citations, determining their validity and routing them appropriately.

(6)   Security officers should report any suspicious activity and/or personnel to the appropriate authorities.

(7)   Security officers will be responsible for assisting the recreation center and/or entry gate security guards when needed.

(8)   Security officers will be required to keep a log, which documents all illegally parked Vehicles and will document all violations with a digital photograph.

(9)   Any Vehicle bearing an out-of-state tag or an out-of-county tag should be monitored. If a Vehicles bearing this type of tag proves to be that of an owner, a warning/citation should be issued. If the tag is that of a guest, no warning/citation will be issued, unless the guest is deemed to be a resident for purposes of these policies and procedures.

4.2 Street Parking Regulations.

(1)   Vehicles are not allowed to be parked in and/or on any street or road within the District. The following restrictions apply:

(a) Under no circumstance shall Vehicles which belong to or are driven by an owner or resident of a house be permitted to park on the street at any time for more than 30 consecutive minutes.

(b) No person shall be permitted to circumvent these regulations by moving a vehicle in and out of a driveway to try to toll the passing of these time limitations.

(c) Street parking of guests for social gatherings at a residence shall be deemed excessive if it occurs more frequently than once a week.

(d) Any Vehicle that is permitted by these policies and procedures to be parked on a street within the District must not be parked in such a way as to hinder the ability to pass on the street, hinder access to any driveway, or to create a safety hazard.

4.3 Exceptions

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District and are generally prohibited except for the following:

(a) Momentary parking of guests such as a special event or gathering.

(b) Momentary parking of guests on the street if there is no room in the driveway.

(c) Street parking shall be limited to Vehicles of guest(s) only. A guest shall be deemed a resident for purposes of these policies and procedures and therefore subject to tagging and towing if parked for:

(i) more than six (6) consecutive days; or

(ii) seven (7) or more days in any thirty (30) day period.

The limitations contained in this subjection shall be applied both to specific vehicles and to houses that identify multiple separate vehicles as guest vehicles.

(d) For purposes of enforcement of this Rule, any vehicle to be designated as a guest vehicle shall obtain prior approval from the District Manager. As a condition of such approval, the person seeking the approval must provide to the District Manager or its designee documentation including a copy of a current registration for the Vehicle, and if the person to be driving the Vehicle is not the registered owner of the Vehicle, a photocopy of the current driver's license of the person who will be parking the Vehicle as a guest of a resident (such information collectively referred to as the "Guest Parking Request." The District Manager has established a link on the District's website (remingtoncdd.com) at which residents may supply the required information. The District Manager may also designate access control software and/ or computer/ mobile applications, communications protocol and other means (the "Access Control Technology") designed to collect and automate the Guest Parking Request. Effective January 1, 2025, no Guest Parking Request may be made by telephone or by any other means which might have been used prior to such Effective Date. Any vehicle parked on the street in excess of thirty (30) minutes for which no Guest Parking Request has been submitted shall be subject to being towed under this Rule.

(e) Vehicles of guest(s) will not be towed or tagged once identified as such through a Guest Parking Request unless the purported guest is determined to actually be a resident, in which event the Vehicle is subject to tagging and towing.

(f) In the event that the District learns or believes that a resident is circumventing the intent of these policies and procedures by improperly identifying a vehicle as belonging to a guest when it is othe1wise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.

(2) From time to time, residents may have an unusual circumstance for which an additional exception(s) to these policies and procedures may be appropriate. An example of this would be a person on temporary leave from military service. A resident may request a temporary exception from the operation of these policies and procedures by requesting such exception from the District Manager, which may, in its discretion, grant such exception for a specified time for good cause shown.

(3) Any Vehicle parked on a street within the District under Section (2) above must have a guest pass obtained through the Access Control Technology effective at all times while so parked.

(4) Any person violating these policies and procedures, when such violation results in a Vehicle being towed, shall be charged an administrative fee of $150 per towing incident to reimburse the District for its staff and third□party expenses incurred in connection with the violation. This administrative fee shall initially be due from the owner of the towed vehicle, but if not paid by such person shall be paid by the owner of any lot who the Board of Supervisors finds to be responsible for the violation.

4.4 Enforcement.

(1) Parking restrictions shall be enforced in the following manner:

      (a)   Security officers will patrol all the communities within the District. During such patrol, the security officer will identify Vehicles in violation of these policies and procedures.

      (b)   The security officer will then log all illegally parked Vehicles by tag number, make, model, color, and address of the Vehicle.

      (c)   After a Vehicle has been logged, the security officer will issue a warning/citation informing the owner of the Vehicle that he/she is in violation of the District's parking policies and procedures.

      (d)   The owner must then remedy the violation by removing his/her Vehicle from the District's street.

      (e)   In accordance with the District's parking policies and procedures, the security officer need only issue one warning/citation before having an offending Vehicle towed.

      (f)   Once the security officer has logged the appropriate Vehicle information and issued all the proper warnings/citations and the security officer then will call the towing agent for the District.

      (g)   The security officer will then meet the towing company at the address where the Vehicle is illegally parked to ensure that the appropriate Vehicle is being towed.

      (h)   The security officer will then fax this information to the District office at (407) 839-1526.

(2) Additional Means of Enforcement for Repeat Offenders.

      "Repeat Offender" shall mean:

      (a) The owner of a Vehicle or a Vehicle that has been towed for violation of these policies and procedures within the previous 12- month period; or

      (b)   The owner of a Vehicle or a Vehicle that has received two (2) or more warning notices as to any Vehicle(s) he/she owns within the previous 12- month period, whether or not an offending Vehicle was towed.

(3) The District, or its designee, shall maintain a list of Repeat Offenders based upon information collected in the violation logs kept by the security officers. The District, or its designee, shall provide the list of Repeat Offenders to a towing contractor (the "Tow Company") and authorize the Tow Company to make routine patrols within the District. A Repeat Offender may be either an address within the District at which the offenses described in (2) above

occurred or may be a vehicle that has been involved in the offenses described in (2) above, or both.

(4)   A Repeat Offender forfeits his/her/its right to receive any further warning and/or notice of a violation prior to having his/her offending Vehicle towed. A Repeat Offender also forfeits his/her right to have his/her Vehicle parked in or on a street within the District for any period of time whatsoever under any exception(s) that may otherwise have applied. The Repeat Offender is subject to having his/her/its Vehicle towed at any time it is parked in or on a street within the District.

(5)   Once a Repeat Offender has been identified, he/she/it will be considered a Repeat Offender for a period of 12 months from the date that the District Manager identifies him/her as a Repeat Offender. In the event that an additional violation occurs during that 12-month period, the calculation of the 12-month Repeat Offender status shall begin again on the date of such additional violation. If no additional violations occur during the immediate 12-month period following the Repeat Offender being identified as a Repeat Offender by the District Manager, ten the h former Repeat Offender shall be entitled to receive the same warning and/or notice as owners who are not Repeat Offenders.

4.5 Effective Date

This Chapter was adopted and went into effect on January 1, 2025. Amendments made via Resolutions 2013-05, 2017-03, 2019-03, 2021-06 and 2025-03.