

**DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT**  
***PARKING ENFORCEMENT RULE***

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**In accordance with Chapters 190 and 120, Florida Statutes, on November 13, 2023, at a duly noticed public meeting, the Board of Supervisors of the Double Branch Community Development District (“District”) adopted the following rule to govern parking enforcement on District property (“Rule”). This Rule is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.**

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**SECTION 1. INTRODUCTION.** The District finds that any Vehicle, Vessel, or Trailer parked on the common areas that are located within the boundaries of the District (“District Property”) may cause hazards and danger to the health, safety and welfare of District residents and the public and its property. This Rule is intended to provide the District with the ability to remove Vehicles, Vessels, and Trailers from District-designated Tow-Away Zones as indicated on **Exhibit A-1** attached hereto.

**SECTION 2. DEFINITIONS.**

- A.**        *District Property.* Includes District-owned common areas, sidewalks located solely adjacent to District common areas, the grass strip between sidewalk and roads located solely adjacent to District common areas, and pond banks. Does not include sidewalks that are part of the driveway of a residence or in front of a residence, grass strips that are in front of a residence, nor roads within the community.
- B.**        *Trailer.* Any non-motorized, mobile structure which normally uses wheels that is drawn by a Vehicle.
- C.**        *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D.**        *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E.**        *Park or Parked.* A Vehicle, Trailer or Vessel left unattended by its owner or user.
- F.**        *Tow-Away Zone.* District property, as indicated on **Exhibit A-1** attached hereto, on which parking is prohibited absent prior written approval by the District or as otherwise permitted by law, and where the District is authorized to initiate a towing and/or removal action.

- G. *Unauthorized Vehicle.* Any Vehicle, Vessel, or Trailer parked in a Tow-Away Zone without prior written approval by the District or as otherwise permitted by law.

**SECTION 3. ESTABLISHMENT OF NO PARKING AND TOW-AWAY ZONES.** The areas depicted in **Exhibit A-1** attached hereto are declared a No Parking and Tow Away Zone from Dusk until Dawn seven (7) days a week. The No Parking and Tow Away Zones and exhibits may be modified in the future by motion or resolution by the Board of Supervisors without further rulemaking proceedings.

**SECTION 4. MULTI-SPACE PARKING PROHIBITED.** Vehicles, trailers, and vessels parked in the areas depicted in **Exhibit A-1** must be parked within a demarcated parking space so that no portion is extended into another space or into the travel portion of the roadway. This section shall be in effect 24 hours a day, 365 days per year. Vehicles, trailers, or vessels in violation of this section shall be subject to tow/removal unless a valid letter of permission for multi-space parking from the District's Operations Manager is displayed on its dashboard.

**SECTION 5. AGREEMENT WITH AUTHORIZED TOWING OPERATOR SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized to tow/remove Unauthorized Vehicles ("Towing Operator") in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*, and with the policies set forth herein.

**SECTION 6. DESIGNATED TOWING AREAS.** An Unauthorized Vehicle parked in a Tow Away Zone shall be towed/removed at the Unauthorized Vehicle owner's sole expense by a Towing Operator.

**SECTION 7. TOWING/REMOVAL AND ENFORCEMENT 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 placed in conspicuous locations on District property, in accordance with section 715.07, *Florida Statutes*, and any applicable requirements of Clay County.
- B. **TOWING/REMOVAL AUTHORITY.** The District Manager and the Operations Manager, and each's designee, shall have the independent authority to contact the Towing Operator and request the towing of an Unauthorized Vehicle in accordance with Florida law.
- C. **ROAM TOWING PERMISSIBLE.** The Towing Operator may patrol the District for violations of this Rule. Unauthorized Vehicles parked in violation of this Rule shall be towed/removed by the Towing Operator in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

**SECTION 8. RULE VIOLATIONS.** Residents may contact the Towing Operator directly for any concerns of violations of this Rule.

**SECTION 9. PARKING AT YOUR OWN RISK.** 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.

**EXHIBIT A-1:** No Parking and Tow Away Zone from Dusk until Dawn; Multi-Space Parking Prohibited 24 Hours a Day, 365 Days a Year

Effective date: November 13, 2023

### Exhibit A-1

No Parking and Tow Away Zone from Dusk until Dawn;  
Multi-Space Parking Prohibited 24 Hours a Day, 365 Days a Year  
(as depicted by highlighted areas)



