

LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES AND REGULATIONS

Adopted May 18, 2018 (Resolution No. 2018-03)

LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES AND REGULATIONS

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Landmark at Doral Community Development District (the “District”) and shall be referred to as the “CDD Parking Rules and Regulations” or the “Parking Rules and Regulations”).
- 1.1 Applicability. The CDD Parking Rules and Regulations shall be applicable on, over, or within those (a) designated parking lots or designated paved parking spaces or stalls owned by or dedicated to the District (collectively, the “Parking Areas” and each a “Parking Area”), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the “District Right-of-Way”), all as more particularly shown in Appendix 1.0, which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining . For purposes of these CDD Parking Rules and Regulations, “vehicle” shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Areas. Non-commercial vehicles are permitted to park within designated Parking Areas, which includes, but is not limited to, the guest spaces or stalls located throughout the community on District property. Parking within the Parking Areas shall be on a first come, first served basis. No trailers of any kind shall be parked in the Parking Areas of the District, including guest spaces. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Parking Rules and Regulations, the trailer and the vehicle are subject to towing. Parking at parking stalls adjacent to mailbox kiosks or pads shall be limited to five (5) continuous minutes only, as designated by signage at such locations.
- 1.3 On-Street Parking.
- 1.3.1 On-street parking of all vehicles, including trailers, within the District Right-of-Way, or any portion thereof, is prohibited, except as specifically provided below. No vehicles, trailers, or any portion thereof shall block the sidewalk portion of the District Right-of-Way.
- 1.3.2 No commercial vehicles, limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one

ton shall be parked on, over, or within the District Right-of-Way or any Parking Areas, except during the period of delivery or the provision of services to the adjacent residential units. No vehicle displaying commercial advertising shall be parked on, over, or within the District Right-of-Way or any Parking Areas except during the period of delivery or the provision of services to the adjacent residential unit or units. Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale. Notwithstanding the foregoing, a vehicle of a District vendor performing services on behalf of the District is permitted to park the subject vehicle in an area where parking is generally prohibited, provided such vehicle is parked for no more than one (1) hour, the parking of the vehicle in such location is necessary for the vendor to perform the services they are hired or contracted to perform, and provided the vehicle is parked in a manner that does not block the District Rights-of-Way.

1.3.3 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox pad within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above.

1.3.4 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any Parking Area.

1.3.5 Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, golf carts, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or within any Parking Area. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners association, or an agent thereof, are exempt from this provision between the hours of 6:00 A.M. and 8:00 P.M. of the same day.

1.3.6 Vehicles temporarily parked in accordance with Section 1.3.2 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked within portions of more than one parking stall of a Parking Area.

1.3.7 Any vehicle that cannot operate on its own power, including, but not limited to any vehicle not having all of its tires inflated, is prohibited from being parked on, over, or within the District Right-of-Way or any Parking Area and shall immediately be removed.

1.3.8 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any Parking Area.

1.3.9 No vehicle parked on, over, or within the District Rights-of-Way or any Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.2 above, is strictly prohibited upon or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

1.5 Towing. Any vehicle parked in violation of the District Parking Rules and Regulations shall be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors. Towing may be undertaken without warning upon direction in writing (email and facsimile is acceptable) from the District Manager or a designee of the District Manager, whereby the tow contractor is then authorized to commence towing for a violation or violations of these Parking Rules and Regulations. The District may assign to a homeowners or property owners association having jurisdiction within the District (an "Assignee") the responsibility to manage the agreement(s) with any tow contractor. Neither the District nor its Assignee shall be liable to the owner of any such towed vehicle or trailer for trespass, conversion, or otherwise. The District, its Assignee, and the employees and agents thereof shall not be guilty of any criminal act by reason of towing pursuant to these Parking Rules and Regulations. Notwithstanding the foregoing, each unit or home owner, tenant, or resident of the District acknowledges that such owner, tenant, or resident and its family, guests and invitees shall abide by all rules, regulations, ordinances and laws imposed by the District, the City of Doral, Miami-Dade County, or the State of Florida, as the same pertains to parking.

1.6 Suspension of Rules. The enforcement of the District Parking Rules and Regulations may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District, or by the Assignee, after consultation and approval by the District Manager of the District, for no more than three (3) consecutive days.

- 1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. The decision on whether to repair or replace a damaged improvement shall be at the sole discretion of the District.
- 1.8 Vehicle Repairs. No vehicle or trailer maintenance or repair, except for emergency repairs, shall be performed on, over, or within any portion of the District Rights-of-Way, District Parking Areas, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, Parking Areas, or District Property.
- 1.9 Other Traffic and Parking Regulations. Nothing in these Parking Rules and Regulations shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, Florida Statutes, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Appendix 1.0

**District Map Showing Areas where the
District Parking Rules and Regulations are Applicable**

