

EXHIBIT A

VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT RULES RELATING TO PARKING ON DISTRICT PROPERTY

In accordance with Chapter 190, Florida Statutes, and on _____ at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of Varrea South Community Development District (the “District”) adopted the following policy to govern parking on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that vehicles or vessels parked on certain of its property in violation of these Rules Relating to Parking on District Property (“**Policy**”) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District with a means to remove vehicles and vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DESIGNATED PARKING AREAS. Vehicles and vessels may be parked on District property only as set forth below:

- A. **Public Roadways.** Please refer to Chapter 316, *Florida Statutes*, and Chapter 50, Article V, Hillsborough County Code of Ordinances, for laws related to authorized and unauthorized parking of vehicles or vessels on District and County property including roadways.
- B. **Amenity Areas.** Vehicle parking is permitted in the parking spaces of the parking lot of the amenity center only during the hours set forth below. **ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:**

AMENITY PARKING AREA	PERMITTED HOURS
Amenity Center Parking Lot	6:00 a.m. to 9:00 p.m.

- C. **Other District Property.** Vehicle parking is permitted for District Staff, employees and vendors/consultants only in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time.

SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES.

- A. **District Tow-Away Zones.** All District property in which parking is prohibited as set forth in Section (2) herein, either entirely or during specific hours, is identified in **Exhibit A** attached hereto, and is hereby declared a Tow-Away Zone. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.
- B. **Public Roadways.** In the event that a vehicle or vessel is parked on District or County roadways in contravention of state law and/or local ordinances, the District Manager shall contact the Pasco County Sheriff's Office to enforce such parking regulations

SECTION 4. EXCEPTIONS.

- A. **District Staff/Employees.** District Staff and employees may park vehicles without charge in the Amenity Parking Area after the hours set forth in Section (2) in order to facilitate District business.
- B. **Vendors/Contractors.** The District Manager may authorize vendors/consultants in writing to park company vehicles without charge and in order to facilitate District business. All vehicles so authorized must be identified by a vendor window pass or have company vehicle signage clearly visible.

SECTION 5. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager 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.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this Policy and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm 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.

SECTION 6. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this Policy, 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 7. DEEMED VIOLATION OF AMENITY RULES. The District adopted its Amenity Facilities, Rules, Policies, and Fees effective August 9, 2024, as amended and supplemented from time to time ("**Amenity Rules**"). As the amenity parking lot is a facility appurtenant to the amenity center, a violation of this Policy by Patrons or Guests (as defined in the Amenity Rules) shall be deemed a Violation (as defined in the Amenity Rules) and subject to suspension or termination of amenity privileges as pursuant to the terms of the Amenity Rules.

SECTION 8. OTHER DISTRICT PENALTIES. If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.

SECTION 9. SOVEREIGN IMMUNITY. Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, Florida Statutes, or applicable statutes or law.

EXHIBIT A – *Tow-Away Zone*

Effective date: _____