NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED RULES RELATING TO 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 ("Board") of the North Powerline Road Community Development District ("District") adopted the following policy to govern parking and parking enforcement on certain District property ("Policy"). This Policy 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 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 Policy is intended to provide the District's residents and paid users with a means to remove such Oversized Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for Parking.

SECTION 2. DEFINITIONS.

A. *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** and indicated by signage.

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*. 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 and property entrances.** 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 shall hereby be established as "Tow-Away Zones" for all Vehicles, including Oversized Vehicles, Vessels, Recreational Vehicles as set forth in Section 6 herein ("**Tow-Away Zone**").

SECTION 5. OVERNIGHT PARKING. Overnight Parking in the Designated Parking Areas is only permitted on Friday, Saturday, and Sunday nights. Any Vehicle Parked in the Designated Parking Areas Overnight on Monday, Tuesday, Wednesday, or Thursday shall be subject to towing at the Owner's expense.

SECTION 6. EXCEPTIONS.

A. **ON-STREET PARKING EXCEPTIONS**. 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. **ABANDONED/BROKEN-DOWN VEHICLES**. Abandoned and/or broken-down Vehicles are not permitted to be Parked on District property at any time and are subject to towing at the Owner's expense.

C. **PARKING DURING AMENITY HOURS.** 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 except as permitted in accordance with Section 5.

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.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may Park on District property 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 Vehicles Parked in the Mailbox Parking area for extended periods of time, including Overnight, shall be subject to towing at Owner's expense.

SECTION 7. TOWING/REMOVAL PROCEDURES.

A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board 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 an Oversized Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Oversized Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to Park under this rule and then must contact a firm authorized by Florida law to tow/remove Oversized Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized Vehicle at the Owner's expense. The Oversized Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any Vehicle Parked in a Tow-Away Zone.

C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board 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 8. 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 9. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to

Parking and Parking Enforcement 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 and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – ***Designated Parking Areas (highlighted areas)***
Effective date: _____

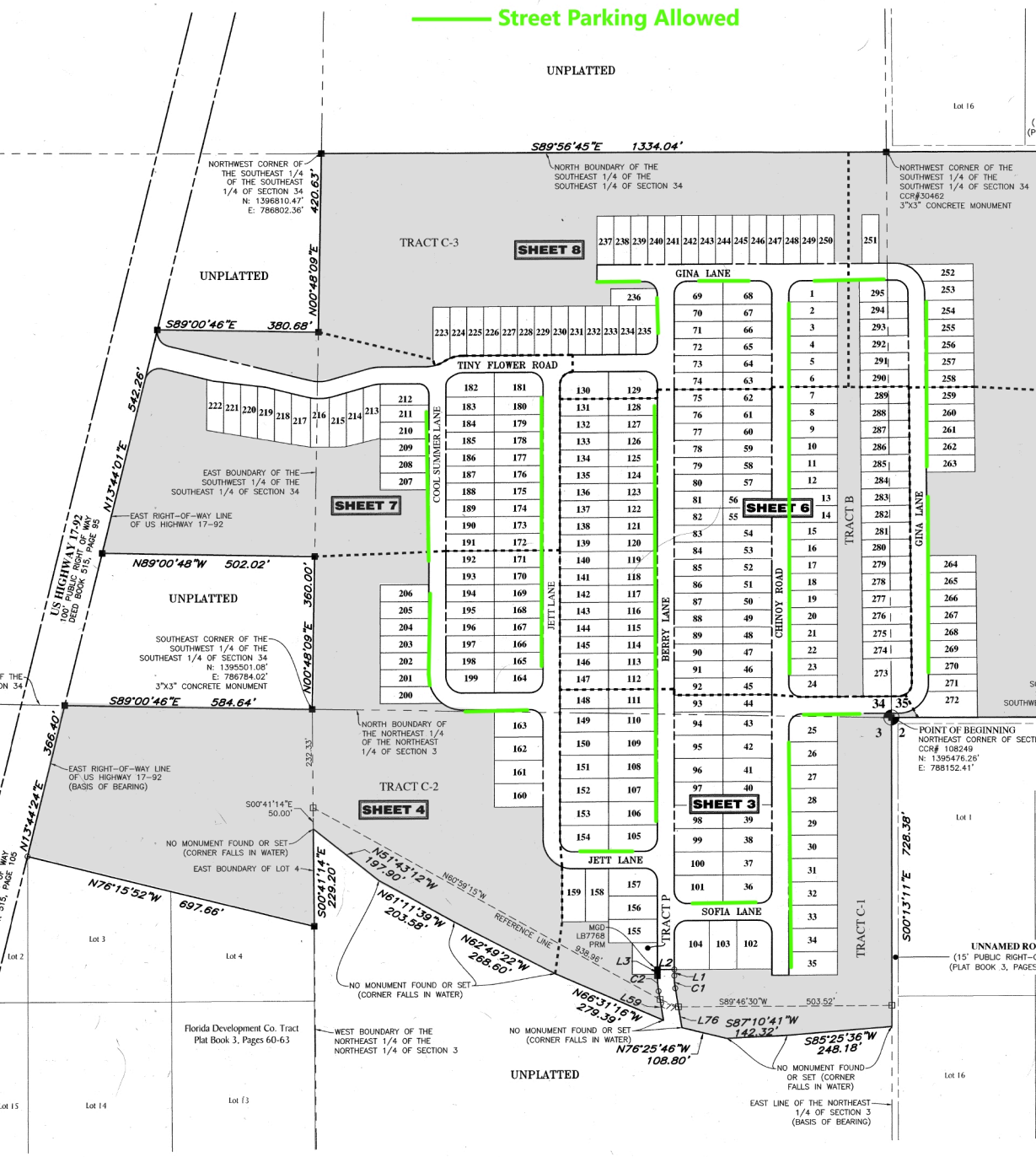
EXHIBIT A
Designated Parking Areas

[To begin on the following page.]

North Powerline Road CDD

Phase 1 - Street Parking Map

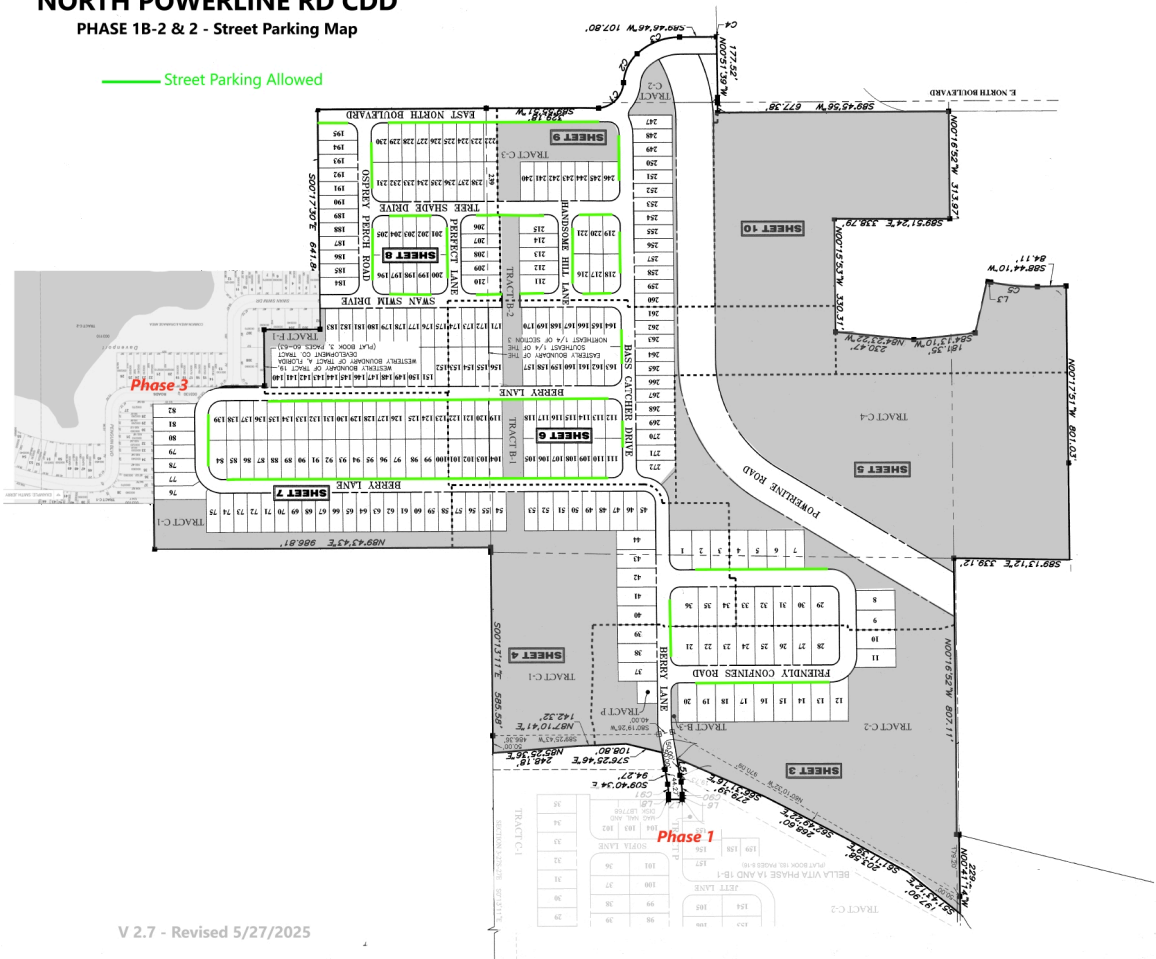
Revised 2/26/2025



NORTH POWERLINE RD CDD

PHASE 1B-2 & 2 - Street Parking Map

Street Parking Allowed



V 2.7 - Revised 5/27/2025

North Powerline Rd CDD

5 Minute parking only for Mailboxes

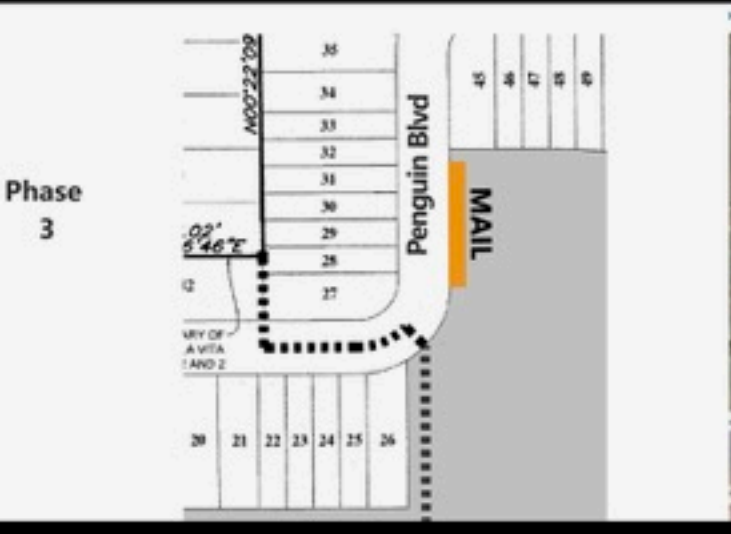
Amenity No Overnight Parkking

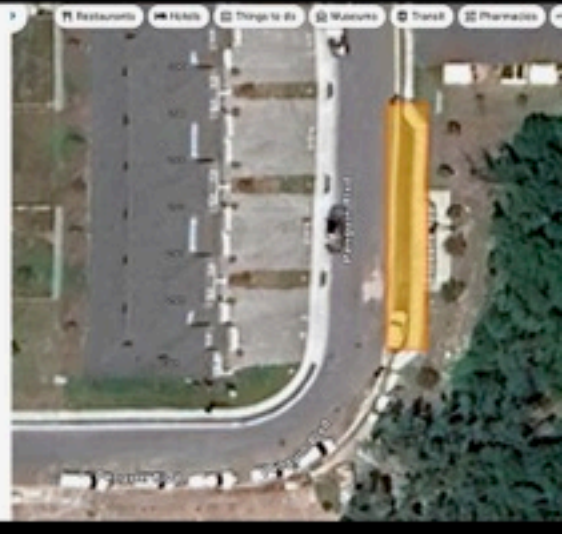
Phase 1A-1B





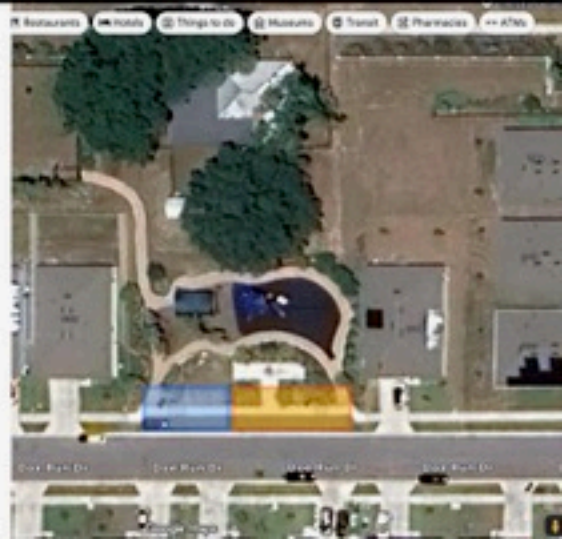
Phase 3





Phase 4



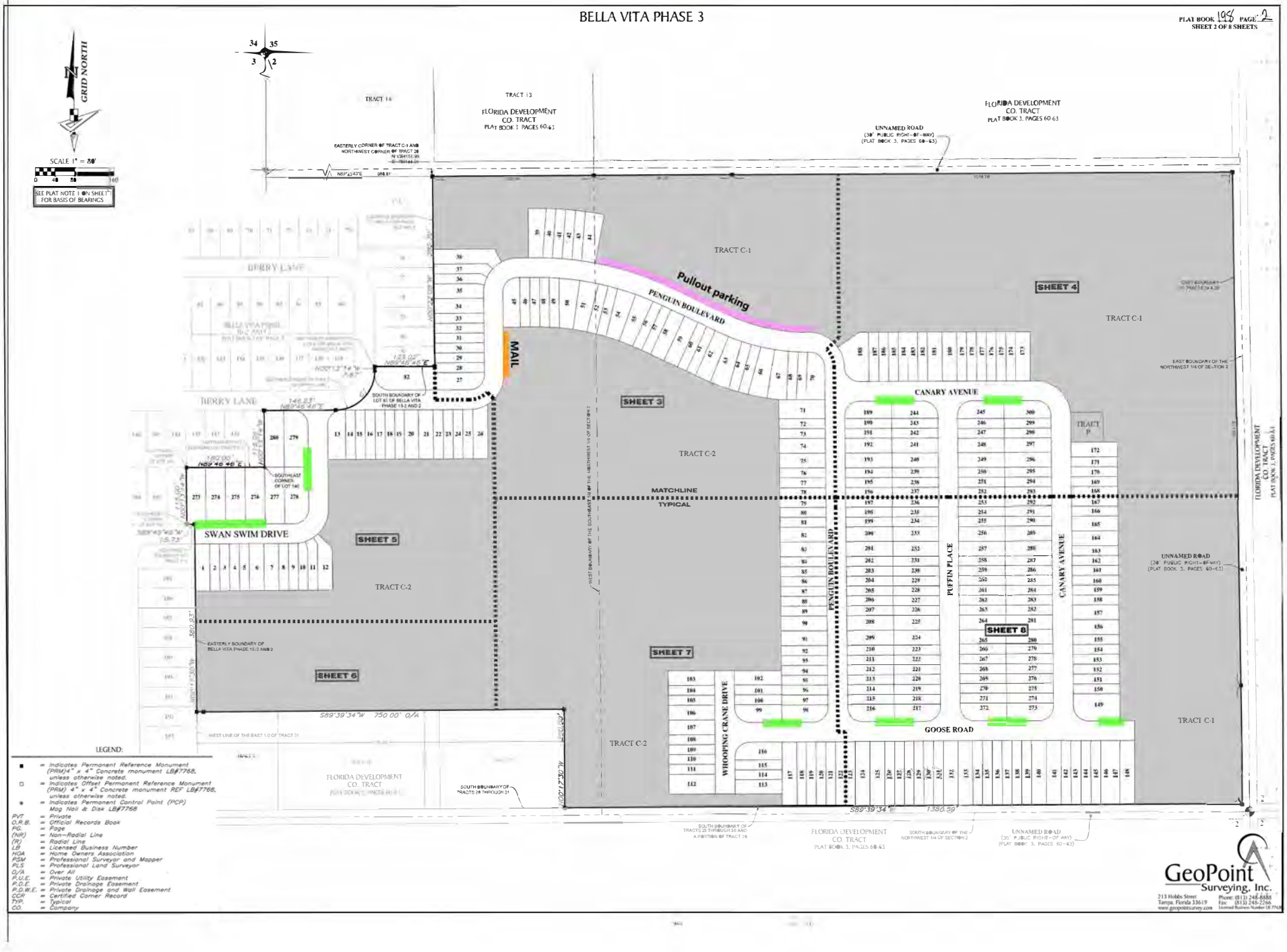


NORTH POWERLINE RD CDD

PHASE 3 - Street Parking Map

Revised 3/23/2026

Street Parking Allowed — 5 minute only mailbox parking — No Ovenight Parking — Pullout parking area



Book198/Page2 CFN#2023045746

NORTH POWERLINE RD CDD

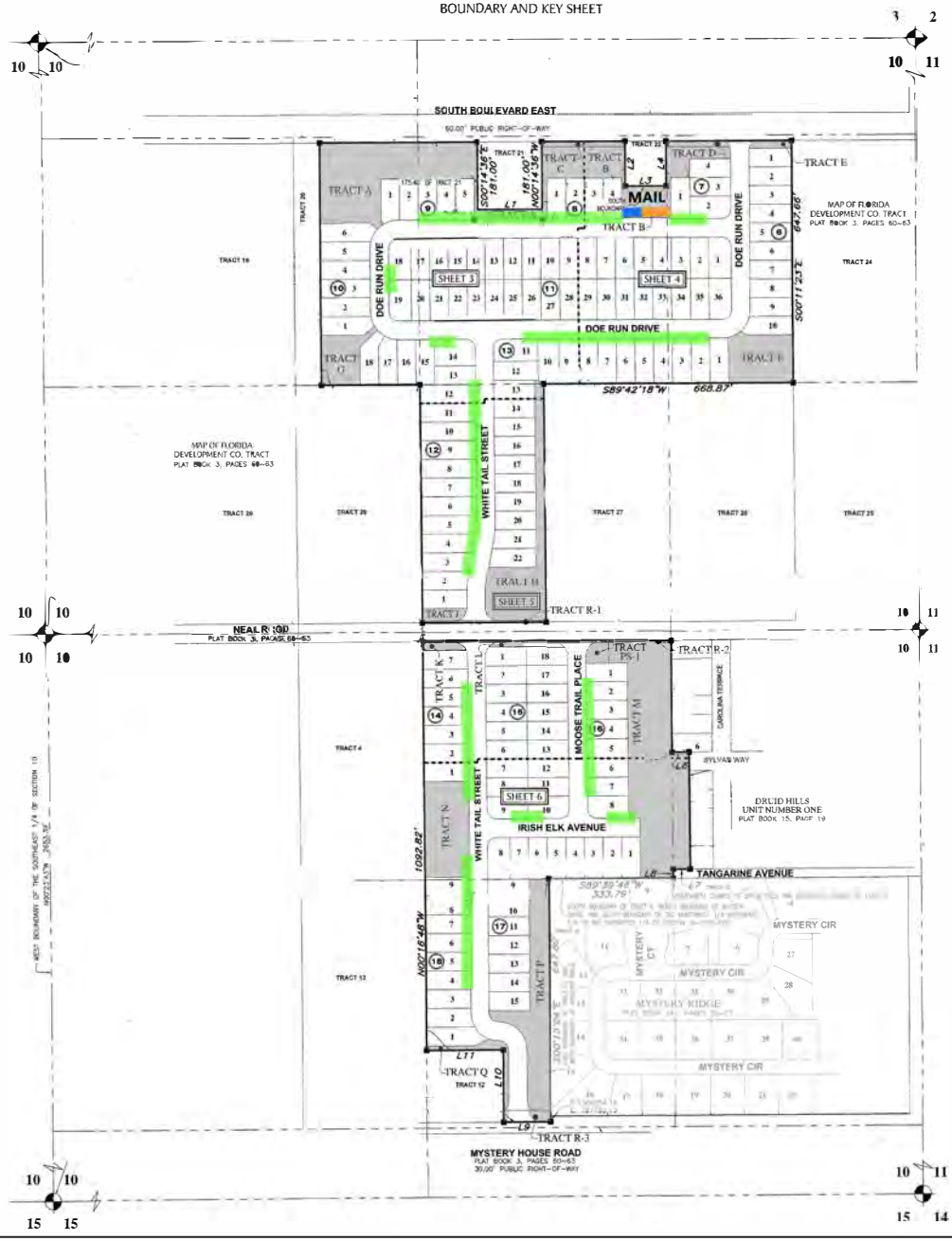
PHASE 4- Street Parking Map
Revised 3/23/2026

Street Parking Allowed — 5 minute only mailbox parking — No Ovenight Parking

PLAT BOOK 199 PAGE 38
SHEET 2 OF 6 SHEETS

DEER RUN

BOUNDARY AND KEY SHEET



GRID NORTH

SCALE 1" = 150'
0 75 150 300

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- ■ = Set Permanent Reference Monument (PRM) 4"x4" Concrete monument LB#7768, unless otherwise noted.
- □ = Found 4"x4" Concrete monument as noted.
- ⊕ = Set Permanent Control Point (PCP) Mag Nail & Disk LB#7768
- LB = Licensed Business Number
- HOA = Home Owners Association
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- T = Township
- R = Range
- O/A = Over All
- P.U.E. = Private Utility Easement
- P.F.E. = Private Fence Easement
- P.D.E. = Private Drainage Easement
- P.W.D.E. = Private Wall and Drainage Easement
- P.L.F.E. = Private Landscape and Fence Easement
- O.R.B. = Official Records Book
- PG. = Page
- C.C.R. = Certified Corner Record
- TYP. = Typical
- (NR) = Non-Radial Line
- CO = Company
- (1) = Block Number

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
License Business Number LB 7768