

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT
Rules Relating to Parking and Parking Enforcement

In accordance with Chapter 190, Florida Statutes, and on August 4, 2025, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Silverlake Community Development District (“District”) adopted the following rule relating to parking on District property (“Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

- (1) **Introduction:** The District finds that vehicles and vessels (collectively referred to herein as “**Vehicles**”) parked in violation of this Rule can cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule authorizes parking in designated areas as set forth herein. Further, this Rule authorizes the towing/removal of unauthorized Vehicles parked on District property in violation of this Rule as set forth herein.
- (2) **Designated Parking Areas:** Vehicles may be parked on District property only as set forth below:
 - a. **ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, Polk County Code of Ordinances and City of Lake Alfred Code of Ordinances, for laws related to authorized and unauthorized parking of Vehicles on County and City roadways. The District does not own any of the roadways within its boundaries.
 - b. **AMENITY PARKING LOT.** The District’s adopted Amenity Operating Rules are incorporated herein by this reference. Capitalized terms not defined herein shall have the meaning provided in the Amenity Operating Rules. Vehicle parking is permitted for Patrons and Guests only during posted hours. The Amenity Manager or District Board may modify the posted hours for any reason and at any time provided that such hours must be posted at the entrance(s) to the amenity parking lot in accordance with Florida law and also must be posted on the District’s website for at least 24 hours before enforcement. **ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AMENITY PARKING LOT EXCEPT WITHIN THE POSTED HOURS.**
 - c. **OTHER DISTRICT OWNED PROPERTY.** Parking is permitted for District Staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities. No other parking by anyone is permitted in these areas at any time.
- (3) **Establishment of Tow-Away Zone.**
 - a. **DISTRICT TOW-AWAY ZONES.** All District owned property in which parking is prohibited as set forth in Section (2) herein, either entirely or during specific hours, is hereby declared a Tow-Away Zone. Tow-Away Zones include all District owned property which are generally identified on Exhibit A attached hereto and incorporated herein by this reference. 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. Exhibit A may be substituted with a clearer map without the need for another public hearing provided that the Tow Away Zones are not expanded.

- b. **ROADWAYS.** In the event that Patrons or Guests are parked on roadways in contravention of state law and/or local ordinances, Polk County and/or the City of Lake Alfred, as applicable, should be contacted to enforce such parking regulations. The District hereby authorizes law enforcement personnel of Polk County and the City of Lake Alfred and other units of government to enforce the provisions of this Rule, and to enforce any and all traffic and parking laws on rights-of-way located within the District. To the extent necessary, the District may enter into traffic enforcement or other agreements in order to effect the provisions of this Rule.

(4) **Exceptions.**

- a. **DISTRICT STAFF/EMPLOYEES.** District staff and employees may park Vehicles without charge in the Amenity Parking Lot after the hours set forth in Section (2) in order to facilitate District business.
- b. **VENDORS/CONTRACTORS.** The District Manager or Amenity Manager or the designee of either 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 in a manner determined by the District Manager or Amenity Manager in their sole discretion.

(5) **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 the areas identified in Section (3) herein, and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*.
- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove Vehicles for the removal of such unauthorized Vehicle at the owner's expense. The Vehicle 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 is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.

(6) **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. Fines shall be imposed as follows: (i) the first violation will incur a fine of \$100, (ii) a second violation will incur a fine of \$500, and (iii) any additional violations will incur a fine of \$1,000 per violation. The District Manager shall have the authority to enforce and collect the fines as set forth above.

(7) **Parking at Your Own Risk.** The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or Vehicles parked on District property.

(8) **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 Zones

Exhibit A

Tow-Away Zones

The District owned real property generally depicted on the attached map and specifically identified in the below tract references. By Board motion on August 4, 2025, the initial posted hours for the Amenity Parking Lot (Tract H) is seven (7) consecutive days and for all other Tracts is 24-hours, subject to change as set forth in the rules.

Phase 1

Tracts A, B, BB, C, CC, D, DD, E, F, FF, G, GG, H, HH, I, J, K, N, W-A, W-B (aka Tract GG) and Trails, all of which are located on real property identified on the plat titled “Silverlake Phase 1” recorded in Plat Book 195, Page 21, of the official records of Polk County, Florida.

Note: Amenity Parking Lot (Tract H) tow away designated hours pursuant to Section 2(b).

Phase 2

AA, I, JJ, L, M, P, Q, R, S, T, U, V, W, X, Y, Z and W-A, all of which are located on real property identified on the plat titled “Silverlake Phase 2” recorded in Plat Book 205, Page 18 of the official records of Polk County, Florida.

