

RESOLUTION 2025-05

A RESOLUTION OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 ("DISTRICT"), ADOPTING CHAPTER IV RULE PROVIDING AUTHORIZATION AND REQUIREMENTS FOR TOWING AND REMOVAL OF VEHICLES AND VESSELS FROM PRIVATE PROPERTY IN SECTION 715.07, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME, WITH REGARD TO TOWING AND REMOVAL OF IMPROPERLY PARKED VEHICLES AND VESSELS FROM DISTRICT-OWNED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District has advertised its intent to create a Towing Rule to establish circumstances in which a vehicle or vessel may be removed from District - owned property where the manner in which the vehicle or vessel is parked that violates the plat book or the intended use of district property; and

WHEREAS, the District Board of Supervisors in a public hearing on March 14, 2025 considered public input and all input of staff and has determined it is in the best interests of all persons and entities to be served by the District to create a Towing Rule to establish circumstances in which a vehicle or vessel may be removed from District - owned property where the manner in which the vehicle or vessel is parked violates the plat book or the intended use of district property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Village Community Development District No. 4, as follows:

1. The District hereby adopts the Chapter IV Rule creating the authorization and requirements for towing and removal of vehicles and vessels from private property in Section 715.07, Florida Statutes, as amended from time to time, with regard to towing and removal of improperly parked vehicles and from District-owned property.
2. This Rule shall become effective upon adoption.

DONE AND RESOLVED at The Villages, Sumter County, Florida, this 14th day of March 2025.

VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Cliff Wiener, Chairman

ATTEST: _____

By: _____

Secretary

**A RULE OF THE
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4**

CHAPTER IV

**PROVIDING AUTHORIZATION AND REQUIREMENTS FOR TOWING AND
REMOVAL OF VEHICLES AND VESSELS FROM PRIVATE PROPERTY IN
SECTION 715.07, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME,
WITH REGARD TO TOWING AND REMOVAL OF IMPROPERLY PARKED
VEHICLES AND VESSELS FROM DISTRICT- OWNED PROPERTY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

Section 1. General

This Rule is to be used for towing and removal of improperly parked vehicles and vessels from District-owned property.

Section 2. Purpose

The purpose of this Rule is to incorporate the authorization and requirements for towing and removal of vehicles and vessels from private property in Section 715.07, Florida Statutes, and as authorized by Chapter 190, Florida Statutes, with regard to towing and removal of improperly parked vehicles and vessels from the District-owned property identified in Section 4 below.

Section 3. Towing and Removal of Improperly Parked Vehicles and Vessels

Except where expressly authorized in the plat book, no person has permission to park a vehicle or vessel on or at any District-owned property or roadway. The authorization and requirements for towing and removal of vehicles and vessels from private property in Section 715.07, Florida Statutes, as amended from time to time, are hereby incorporated with regard to towing and removal of improperly parked vehicles and vessels from District-owned property and roadways, identified in Section 4 below. If the District Manager or his or her designee determines that a vehicle or vessel is parked in such a manner that it violates the plat book or intended use of the property, then in lieu of signage described by §715.07(2)(a)(5), notice may be provided by attaching a notice to the vehicle or vessel for a period of not less than 48 hours in the form promulgated by the District Manager. Circumstances that violate the plat book or intended use of the property include, but are not limited to, a permanently parked vehicle or vessel that is in a Temporary Parking location or a vehicle or vessel that is not temporarily parked in the Temporary Parking location identified in Section 4 below, a parked vehicle on a District-owned roadway, a

parked vehicle which appears to be inoperable, a parked vehicle subject to registration requirements that does not have a visibly displayed current registration, a parked vehicle that causes a violation of a federal, state, or local law or regulation, or a parked vehicle which constitutes a nuisance due to noise, odor, or obstruction.

Section 4. Temporary Parking Locations and Roadways

Tracts established for temporary parking within Village Community Development District No. 4 are depicted in a Unit's plat.

Temporary parking for the below listed Villa Units is not for the Owners' use but for the use of the Owners' Invitees and Guests within the Villa for temporary vehicular parking.

Villages of Marion – Villa Phillips (Unit 232)
Villages of Marion – Villa Soulliere (Unit 233)

All District-owned Roadways

Tracts or other areas designated by the District by separate Resolution as "No Parking" areas.

Section 5. Effective Date

This Rule shall become effective upon its approval by the Board of Supervisors of the Village Community Development District No. 4 on March 14, 2025.

History:

Adopted Month 14, 2025