

RESOLUTION 2025-09

A RESOLUTION OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 ("DISTRICT"), AMENDING THE DISTRICT'S CHAPTER IV RULE; PROVIDING AUTHORIZATION AND REQUIREMENTS FOR TOWING AND REMOVAL OF VEHICLES AND VESSELS FROM PRIVATE PROPERTY IN ACCORDANCE WITH 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; PROVIDING FOR REMOVAL OF REPEAT OFFENDER VEHICLES WITHOUT FURTHER NOTICE; PROVIDING FOR ENHANCED PENALTIES FOR REPEAT OFFENDERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District 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 recognizes the need to address repeat violations through enhanced enforcement measures to ensure compliance with parking regulations and the proper use of District-owned property; and

WHEREAS, the District Board of Supervisors in a Public Hearing on March 14, 2025, and again on July 11, 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, including provisions for repeat offenders and enhanced penalties.

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, as amended, providing for enhanced penalties and enforcement measures for repeat offenders, including but not limited to expedited towing procedures and additional administrative fees for vehicles or vessels that have been previously cited for violations of District parking regulations.
2. This Rule shall become effective upon adoption.

DONE AND RESOLVED at The Villages, Sumter County, Florida, this 11th day of July 2025.

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 4

By: Cliff W
Cliff Wiener, Chairman

ATTEST: [Signature]
By: [Signature]
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. Repeat Offenders

Any vehicle or vessel owner who violates this Rule more than once within a twelve (12) month period shall be considered a "Repeat Offender." The following process shall apply to Repeat Offenders:

Documentation: The District Manager or designee shall maintain records of all parking violations, including photographs and written documentation of each incident.

First Violation: The first violation shall follow the standard process outlined in Section 3, including the 48-hour notice period prior to authorizing a towing company to remove the vehicle or vessel.

Second Violation: Upon a second violation within twelve (12) months:

- a) The District may immediately authorize a towing company to remove the vehicle or vessel without the 48-hour notice period;
- b) The District Manager or designee shall send written notification to the owner at their last known address, informing them of their status as a Repeat Offender; and
- c) A \$50 administrative fee shall be assessed by the District in addition to any towing and storage costs charged by the towing company.

Third and Subsequent Violations: Upon a third or subsequent violation within twelve (12) months:

- a) The District may immediately authorize a towing company to remove the vehicle or vessel without the 48-hour notice period;
- b) A \$100 administrative fee shall be assessed by the District in addition to any towing and storage costs charged by the towing company

Appeals:

First Notice: Upon receiving the first Repeat Offender notification, the individual may appeal their designation or any penalties by submitting a written request for review before the District Manager or Designee within thirty (30) days of the notice.

Second Notice: If the individual receives a second Repeat Offender notification, they may appeal by submitting a written request for a hearing before the Village Community Development District No. 4 Board of Supervisors within thirty (30) days of that notice. The Board's decision following this second appeal shall be final.

Payment of Fees: All administrative fees must be paid to the District within thirty (30) days of notification. Unpaid fees may be collected through any legal means available to the District.

Section 6. Effective Date

This Rule shall become effective upon its approval by the Board of Supervisors of the Village Community Development District No. 4 on July 11, 2025.

History:

Adopted March 14, 2025

Amended and Restated April 11, 2025

Amended and Restated July 11, 2025