

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
POLICY RELATING TO PARKING AND PARKING ENFORCEMENT

On July 17, 2024, at a duly noticed public meeting, the Board of Supervisors of the Rivers Edge Community Development District (“District”) adopted the following policies to govern parking and parking enforcement. This policy repeals and supersedes all prior District rules or policies governing the same subject matter.

SECTION 1. INTRODUCTION AND APPLICATION. The District finds that Vehicles and Vessels (hereinafter defined) Parked (hereinafter defined) in certain of the District’s designated Parking areas on an overnight basis, and/or Parking of any Vehicles and Vessels on other grounds of the District, causes hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide a means by which the District may tow any such Parked Vehicles and Vessels, subject to certain exceptions.

This Policy addresses the District’s designated Parking areas as identified in **Exhibit A** only and does not apply to private residential lots or lands owned by any other private or governmental entity. On-street parking in areas not specifically designated for Parking or on roadways owned by St. Johns County are not addressed by the Policy and shall be subject to the St. Johns County Parking Ordinance. This Policy does not supersede the St. Johns County Parking Ordinance. For information on parking and use of St. Johns County roadways, please refer to the St. Johns County Parking Ordinance, which may change from time to time.

SECTION 2. DEFINITIONS.

- A. *Vehicle*. Any mobile item which normally uses wheels.
- B. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Park*. To leave a Vehicle or Vessel unattended by its owner or user.
- D. *Overnight*. Between the hours of 12:00 a.m. and 7:00 a.m. daily.
- E. *Oversized Vehicles and Vessels*. As used herein, “Oversized Vehicles and Vessels” shall mean the following:
 - a. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - b. Motor Vehicles with a trailer attached;
 - c. Motor coaches;
 - d. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - e. Mobile homes or manufactured homes.

- F. *Designated On-Street Parking.* Areas designated for Parking along District-owned roadways, identified on **Exhibit A**.
- G. *Designated Amenity Parking.* Areas designated for Parking at the District's amenity and recreational facilities, identified on **Exhibit A**.

SECTION 3. PARKING ALLOWED ON LIMITED BASIS; PROHIBITION; EXCEPTIONS.

A. Daytime Parking.

- a. Non-Oversized Vehicles and Vessels. Non-Oversized Vehicles and Vessels may be Parked during daytime hours in any District designated Parking area.
- b. Oversized Vehicles and Vessels. Oversized Vehicles and Vessels may Park on District property when actively engaged in loading or unloading. Oversized Vehicles and Vessels may Park in Designated Amenity Parking areas if a Parking permit is obtained from staff. Oversized Vehicles and Vessels may not Park in Designated On-Street Parking.

B. Overnight Parking.

- a. Non-Oversized Vehicles and Vessels. Non-Oversized Vehicles and Vessels may Park Overnight in Designated On-Street Parking Areas. Non-Oversized Vehicles and Vessels may Park Overnight in Designated Amenity Parking areas only if a Parking permit is obtained from staff.
- b. Oversized Vehicles. Oversized Vehicles and Vessels may not Park Overnight in Designated On-Street Parking areas. Oversized Vehicles and Vessels may Park Overnight in Designated Amenity Parking areas if a Parking permit is obtained from staff.

C. *Designated Areas Only.* Vehicles and Vessels may park only in areas designated for Parking subject to this Policy, and in certain undesignated on-street parking areas subject to the St. Johns County Parking Ordinance. Vehicles and Vessels may not Park on other grounds of the District, including grassy areas near the ponds, at any time, unless an exception is granted by the District. Any Vehicle or Vessel may not be improperly Parked such that it utilizes additional spaces or impedes the flow of traffic in any way.

D. *Exceptions.* The District Manager and/or General Manager may issue a Parking permit to authorize an exception to this Policy for special events or as necessitated by special circumstances, in which case the Parking permit shall be for a limited time, and shall be posted in the windshield of the Vehicle or Vessel. Food Trucks invited to special District events are exempt from this Policy.

SECTION 4. ENFORCEMENT.

- A. *First Offense: Written Warning.* The District will attempt to place a written warning on the windshield of the improperly Parked Vehicle or Vessel providing notification that such Vehicle or Vessel is improperly Parked and that, if it is not moved within a certain period of time, the Vehicle or Vessel may be towed.
- B. *Second Offense: Towing.* If the Vehicle or Vessel is not moved after issuance of a warning, is improperly Parked on another occasion after prior issuance of a warning, or if other special circumstances apply as set forth herein, such Vehicle or Vessel may be towed in the District's sole discretion and in accordance with the requirements and procedures set forth at Section 5 herein.
- C. *Special Circumstances:* In the event that the Vessel or Vehicle is Parked in such a manner that blocks access to District property, prevents the safe and orderly flow of traffic through the District, obstructs the ability of emergency vehicles to access roadways or property, causes damage to the District's property, restricts 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, the District reserves the right to immediately tow such Vehicle or Vessel without first issuing a warning.

SECTION 5. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Signage providing notice shall be approved by the District's Board of Supervisors and shall be posted on District property in conspicuous locations and in a manner consistent with the requirements of section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager, Amenity 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 and 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 in designated Parking areas and Parking spots 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 Vehicles or Vessels. Parking is subject to all applicable St. Johns

County ordinances and regulations, including but not limited to the St. Johns County Parking Ordinance.




Exhibit A: Designated Parking Areas

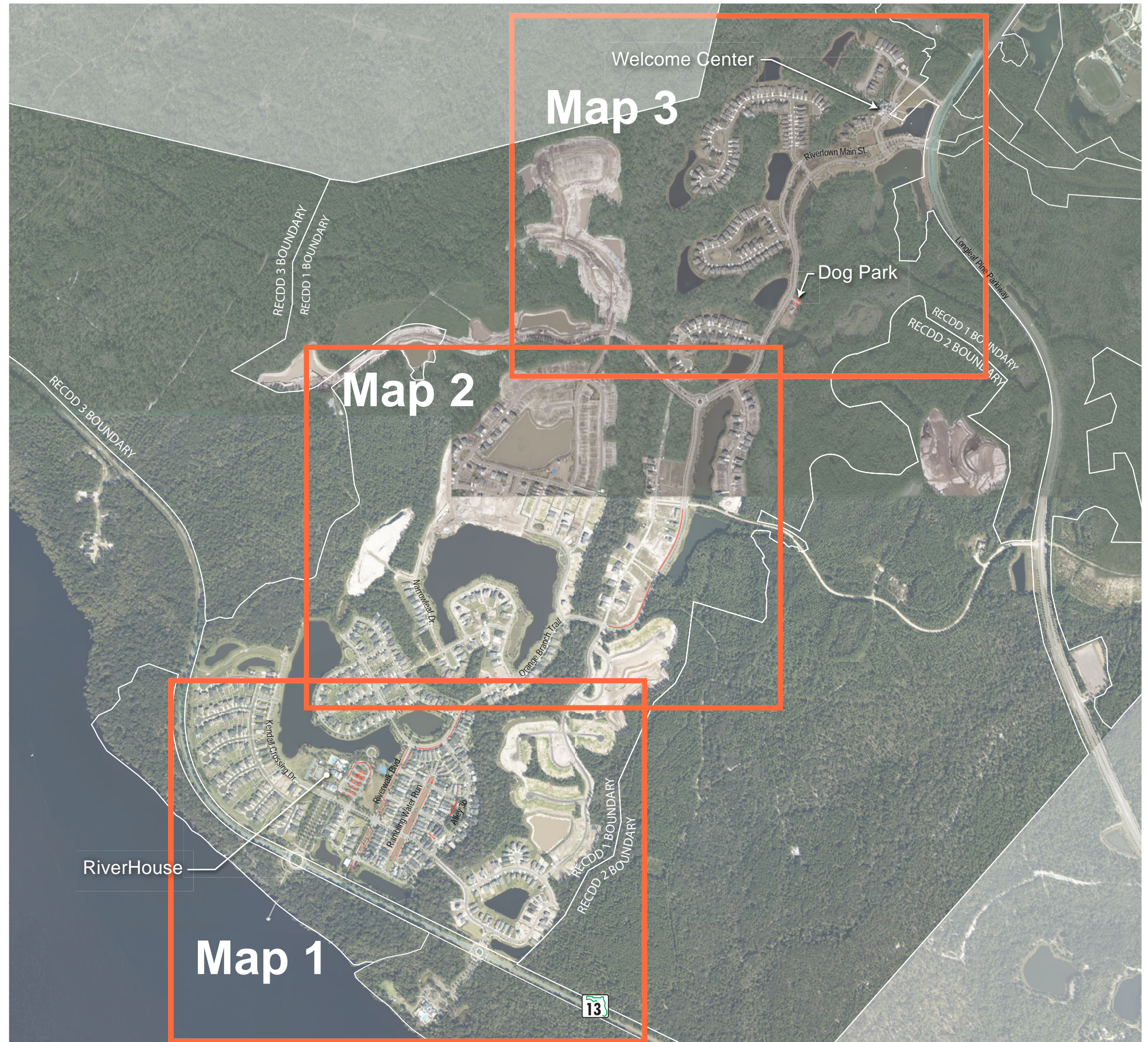
Specific Authority: §§ 190.011(5), and 190.041, *Fla. Stat.*

Effective date: October 21, 2020

Exhibit A RIVERTOWN

RECDD PARKING MAP Key Map

-  Designated Amenity Parking Areas
-  Designated On-Street Parking Areas
-  RECDD Boundary






PROSSER | PRIME

July 11, 2024 113094.09

This map is a general concept of the proposed RiverTown plan.
Mattamy RiverTown, LLC reserves the right to make changes as needed.

Exhibit A
RIVERTOWN

**RECDD
PARKING MAP**
Map 1

-  Designated Amenity Parking Areas
-  Designated On-Street Parking Areas
-  RECDD Boundary

RiverHouse

Kendall Crossing Dr.

Riverwalk Blvd.

Rambling Wafer Run

Alley 3B

RECDD 1 BOUNDARY
RECDD 2 BOUNDARY

RECDD 1 BOUNDARY
RECDD 2 BOUNDARY



PROSSER | PRIME LLC


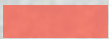

July 11, 2024 113094.09

This map is a general concept of the proposed RiverTown plan.
Mattamy RiverTown, LLC reserves the right to make changes as needed.

Exhibit A

RIVERTOWN

RECDD PARKING MAP Map 2

-  Designated Amenity Parking Areas
-  Designated On-Street Parking Areas
-  RECDD Boundary


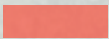
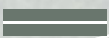


PROSSER PRIME

July 11, 2024 113094.05
This map is a general concept of the proposed RiverTown plan.
Mattamy RiverTown, LLC reserves the right to make changes as needed.

Exhibit A
RIVERTOWN

**RECDD
PARKING MAP**
Map 3

-  Designated Amenity Parking Areas
-  Designated On-Street Parking Areas
-  RECDD Boundary

Welcome Center

RECDD 1 BOUNDARY

Rivertown Main St.

Longleaf Pine Parkway

RECDD 1 BOUNDARY
RECDD 2 BOUNDARY



PROSSER PRIME

July 11, 2024 119094.09

This map is a general concept of the proposed Rivertown plan.
Mattamy Rivertown, LLC reserves the right to make changes as needed.