NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT

RULES RELATING TO PARKING ENFORCEMENT POLICY

ADOPTED 11/05/2026

NATUREWALK CDD

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NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING ENFORCEMENT
(_____)

In accordance with Chapter 190, *Florida Statutes,* and on _____, at a duly noticed public meeting, the Board of Supervisors of the NatureWalk Community Development District ("District") adopted the following policy to govern parking and parking enforcement on certain District Property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter. For clarity, this policy and the definitions therein apply only to parking and parking enforcement on District Property. Other state and local laws applicable to registration, licensing, or operation of motor vehicles may use different terms or definitions for those regulatory purposes that are not applicable and do not regulate this policy. For example, see Chapter 320, Florida Statutes, which addresses motor vehicle licensing requirements, or Walton County Ordinance 2025-19, which requires a safety information sticker on "low-speed vehicles" as defined in the Ordinance and applies to the operation of such "low-speed vehicles" on streets or highways or parking of such "low-speed vehicles" on Walton County-owned right-of-way or parking areas. In addition, neither the District nor the District's property is subject to any requirements that may be applicable to unit or lot owners within NatureWalk under any applicable homeowner association covenants, conditions, and restrictions. This policy and the definitions used herein are specific to the District's efforts to manage parking on District Property.

SECTION 1. INTRODUCTION. The District finds that Parked Vehicles, Commercial Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property, streets, alleys, and roadways cause hazards and danger to the health, safety, and welfare of District residents and the public. This policy prohibits parking of Vehicles, Vessels, and Recreational Vehicles on property, streets, alleys, and roadways within the District, except in Designated Parking Areas, and provides the manner in which any such Vehicles, Vessels, or Recreational Vehicles shall be towed/removed consistent with this policy.

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered, or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered, or leased to an individual person.

B. *Delivery Vehicle(s)*. Any Commercial Vehicle engaged in delivery activities, including but not limited to U.S. Postal Service, U.P.S., FedEx, and moving company Vehicles.

C. *Service Vehicle(s)*. Any Commercial Vehicle engaged in the provision of services, including but not limited to lawn maintenance and service/technician Vehicles.

D. *Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not, including Low Speed Vehicles. For purposes of this policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s).

E. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

F. *Recreational Vehicle(s)*. A Vehicle designed for recreational use, which includes, but is not necessarily limited to: motor homes, Sprinter vans or other Vehicles greater than 240 inches in length, ATVs (small open motor vehicle with one or two seats and three or more wheels fitted with large tires, designed for use on rough ground), jet skis, campers, and trailers relative to same.

G. *Low Speed Vehicle(s).* Any four-wheeled Vehicle that may not be legally operated on interstate highways, such as golf carts or Polaris or Club Car-style Vehicles that may only be operated on low-speed streets or roads.

H. *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

I. *Tow-Away Zone.* District Property on which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

J. *Landscaped Areas.* All District property which contains any of the following: trees, shrubs, grasses, sod, or other plant materials and/or pine straw, landscape rock, or any other typical landscape ground cover.

K. *Parking Pads.* Areas directly adjacent to the District's asphalt paved roadways consisting of paver stones that have been installed for the express and sole purpose of providing off-street parking. The location of such Parking Pads constitute the Designated Parking Areas as further identified herein.

L. *Designated Parking Areas*. Areas identified on **Exhibit A** where Parking Pads have been installed, and parking is permitted. The depiction and location of Designated Parking Areas may be impacted due to construction of new improvements, reconstruction of existing improvements, or for operational reasons. To address such changes, and ensure Exhibit A remains accurate and current, the District Manager is directed as part of these rules to update Exhibit A as necessary and approved by the District's Board of Supervisors. Updated versions of Exhibit A should include a date indicating when such updated version was approved by the District's Board of Supervisors. Upon such update, the copy of these rules posted on the District's website shall be appropriately updated and the District Manager shall make an effort to notify the community of any such changes to the previously depicted Designated Parking Areas are impacted.

M. *District Property.* Property within the boundaries of the District that is owned by the District, which includes Landscaped Areas and the street, alleys, and other roadways within platted right-of-ways, beginning at the start of Sandgrass Boulevard and County Highway 395 and extending to the other streets, alleys, and roadways within the platted NatureWalk community.

SECTION 3. MANNER OF PARKING. Vehicles and Vessels of any kind may not be Parked such that they occupy more than one parking space or Parking Pad. Vehicles should be Parked with all four wheels on the Parking Pad. Vehicles Parked with the width of one full tire or more off of the Parking Pad and on adjacent Landscaped Areas or on the adjacent non-paver stone street, alley, or roadway may be subject to towing as provided in Section 4, below. Vehicles and Vessels of any kind may not be Parked such that they block access to District Property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles or trash collection vehicles to access roadways or property, cause damage to District Property, restrict the normal operation of the District's business, or otherwise poses a danger to the District operations or property or to the health and safety of the public, including if Parked in a manner that prevents or inhibits the ability of emergency response vehicles or trash collection vehicles to navigate streets and roadways within the District. All parking must comply with all state and local laws and ordinances.

SECTION 4. ESTABLISHMENT OF TOW-AWAY STANDARDS. Vehicles and Vessels Parked in violation of these rules may be subject to towing, including via roam towing between the hours of 12:00 a.m. and 6:00 a.m. Vehicles may not be Parked on Landscaped Areas, streets, alleys, and roadways owned by the District, except in Designated Parking Areas, and must be Parked as provided in Section 3 above, Manner of Parking. Vehicles may not be Parked such that they occupy more than one marked parking space or Parking Pad. Vehicles Parked with the width of one full tire or more off of a Parking Pad and on adjacent Landscaped Areas or on the adjacent non-paver stone street, alley, or roadway may be subject to towing.

Further, Vehicles may not be Parked in the Designated Parking Areas in Sage Circle between the hours of 11:00 p.m. and 6:00 a.m. All Parked Vehicles must appropriately display any legally required State-licensed identification, either temporary or permanent (e.g., state-issued license plate), to be Parked in Designated Parking Areas. In addition to potential towing, the District will contact local law enforcement regarding Vehicles that do not display legally required State-licensed identification.

Commercial Vehicles, Vessels, Recreational Vehicles, and any trailers (attached or unattached) may not be Parked on Landscaped Areas, streets, alleys, roadways, and Designated Parking Areas owned by the District. Commercial Vehicles, Vessels, Recreational Vehicles, and any trailers (attached or unattached) however, may be Parked on streets, alleys, and roadways owned by the District (but not on Parking Pads), for up to 60 minutes while actively engaged in loading or unloading. Commercial Vehicles rented or used by moving companies, including rentals such as U-Hauls, etc., may be Parked for longer periods of time while actively loading or unloading, but may not remain Parked overnight.

Low Speed Vehicles may not be Parked on Parking Pads overnight.

Vehicles and Vessels of any type may be subject to towing if Parked in violation of these rules. Landscaped Areas, streets, alleys, and roadways owned by the District, except Designated Parking Areas, are expressly declared a Tow-Away Zone.

Building and construction materials, trash, and refuse may not be stored or staged on District Property without prior approval of the District's Board of Supervisors.

Vehicles and Vessels Parked in violation of these rules may be subject to roam towing between the hours of 12:00 a.m. and 6:00 a.m.

SECTION 5. DELIVERY VEHICLES, SERVICE VEHICLES AND GOVERNMENTAL VEHICLES. Delivery Vehicles and Service Vehicles may be Parked on streets, alleys, and roadways while actively engaged in the operation of such businesses. Trailers associated with Service or Delivery Vehicles are permitted on streets, alleys, and roadways, but not on Parking Pads spots or sidewalks and may not be unattached. Vehicles owned and operated by any governmental unit may also be Parked on District Property while carrying out official duties. Any Vehicle Parked on streets, alleys and roadways must do so in compliance with all laws, ordinances and codes.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors 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 effectuate the towing/removal of a Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle, the District Manager or his/her designee may enter into and maintain an agreement with a firm authorized by Florida law to tow/remove such Vehicles for the removal of the unauthorized Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle at the owner's expense. Such agreement may provide for roam towing within District Property between the hours of 12:00 a.m. and 6:00 a.m. The Vehicle, Commercial 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.*

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.

D. LAW ENFORCEMENT. The District hereby authorizes law enforcement personnel of Walton County, Florida, and other units of government to enforce the provisions of this rule, and to enforce any and all traffic and parking laws on the District streets and roadways. The District may enter into one or more traffic enforcement agreements in order to effect the provisions of this Section 6.D.

SECTION 7. SOVEREIGN IMMUNITY. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

EXHIBIT A – *Designated Parking Areas*

Effective date: January 1, 2027