

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on June 2, 2026 at a duly noticed public meeting, the Board of Supervisors of the Towne Park Community Development District (“District”) adopted the following policies to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to park Vehicles of overnight guests in the District’s Overnight Parking Areas and remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes overnight parking in designated areas, which areas are identified in **Exhibit B** attached hereto, subject to obtaining an Overnight Parking Permit.

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* 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.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly

permitted Vehicles (“**Tow Away Zone**”), enforceable subject to the Policy set forth herein. Vehicles may be parked overnight on District property, only as indicated on **Exhibit B**, attached hereto (“**Overnight Parking Areas**”) and with a pre-approved permit as set forth in Section 5 of this Policy.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District owned property, including but not necessarily limited to those areas set forth in **Exhibit A** attached hereto, is declared a Tow Away Zone. The foregoing notwithstanding, exceptions may apply as described herein.

SECTION 5. EXCEPTIONS.

A. PARKING DURING AMENITY HOURS. Vehicles may park in the Towne Park Estates and Riverstone amenity parking areas as depicted in Exhibits A and B during the open hours of operations of such amenity facilities.

B. OVERNIGHT PARKING PERMITS. Residents may apply for an “Overnight Parking Permit” which will allow such resident and/or guest to park in the Overnight Parking Areas indicated on Exhibit B after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile’s license plate number.
2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:
 - (1) The name, address and contact information of the owner of the vehicle to which the permit will be granted;
 - (2) The make/model and license plate of the vehicle to which the permit will apply;
 - (3) The reason and special terms (if any) for the Overnight Parking Permit; and
 - (4) The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District’s property. Improperly permitted Vehicles parked in the Tow Away Zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee shall review and process an Overnight Parking

Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee, in his or her sole discretion. No verbal grants of authority will be issued or be held valid.

4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

C. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

D. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

Any Vehicle parked on District Property, including District roads, if any, 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 effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, 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*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

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 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

EXHIBIT A – *Tow Away Zone (highlighted areas)*

EXHIBIT B - *Map of Overnight Parking Areas*

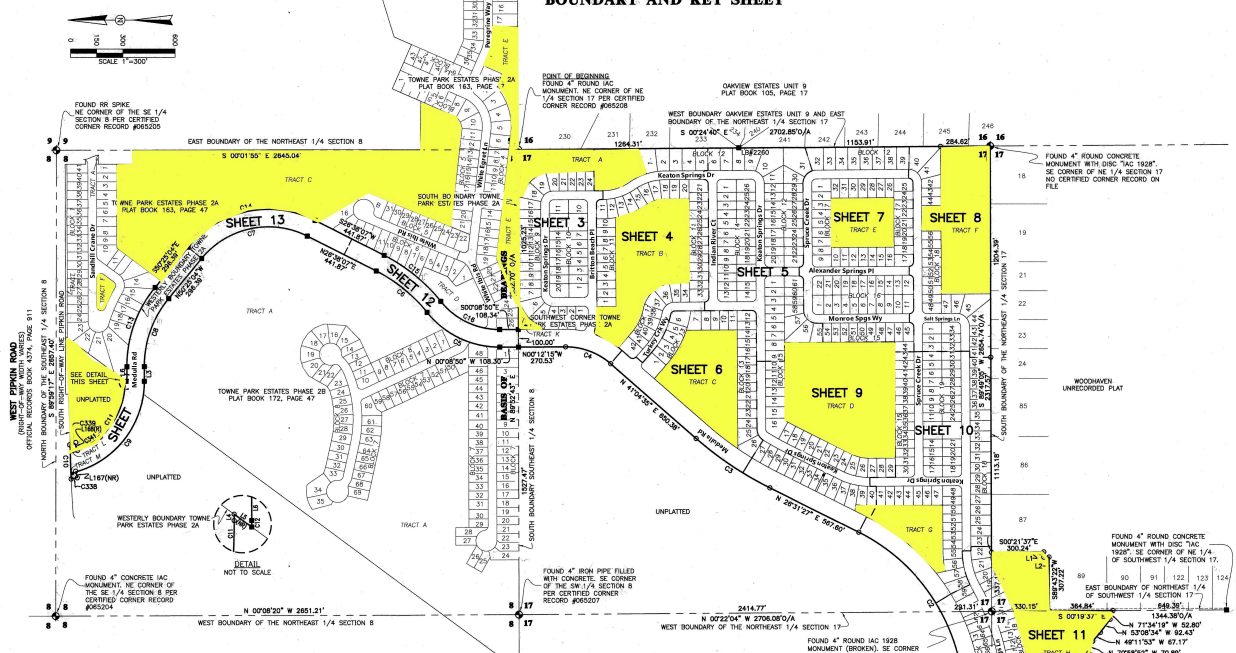
Effective date: June 2, 2026

RIVERSTONE PHASE 1

A SUBDIVISION LYING WITHIN SECTIONS 8 AND 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK 174 PAGE 38

BOUNDARY AND KEY SHEET



CURVE TABLE					LINE TABLE			
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA	LINE#	DIRECTION	LENGTH
C1	1500.00'	N 87°23'22" E	69.71'	69.71'	2°30'48"	L1	N 89°56'18" W	30.21'
C2	1060.00'	N 57°37'21" E	1125.89'	1163.24'	62°11'48"	L2	S 00°28'57" E	29.87'
C3	2000.00'	N 33°48'51" E	508.60'	507.97'	1°43'08"	L3	S 89°47'45" W	83.90'
C4	380.00'	N 20°28'10" E	274.95'	280.99'	41°18'50"	L4	N 89°47'40" E	3.62'
C5	530.00'	N 20°28'50" E	460.42'	476.58'	51°29'18"	L5	S 30°16'40" W	12.42'
C6	980.00'	N 30°28'18" E	378.53'	378.44'	2°42'32"	L6	N 89°47'45" E	83.90'
C7	485.00'	N 11°53'29" W	616.60'	668.68'	77°03'11"	L167	S 74°20'08" W	33.83'
C8	603.00'	N 70°18'39" W	411.72'	420.11'	39°47'11"	L168	S 71°43'47" W	37.40'
C9	530.00'	N 52°50'53" W	649.24'	697.63'	78°42'44"			
C10	6925.00'	N 89°20'11" E	185.63'	185.63'	1°37'04"			
C11	425.00'	S 69°29'51" E	346.71'	359.32'	49°28'28"			
C12	430.00'	S 89°21'18" E	3.78'	3.78'	1°29'20"			
C13	705.00'	S 70°18'39" E	479.78'	498.55'	39°47'11"			
C14	585.00'	S 11°53'29" E	741.22'	800.17'	77°03'11"			
C15	980.00'	S 38°56'18" W	419.31'	422.58'	2°42'32"			
C16	430.00'	S 28°38'50" W	373.85'	386.42'	51°29'20"			
C338	545.00'	N 13°51'28" W	38.32'	38.33'	3°49'09"			
C339	421.66'	S 14°46'21" E	28.50'	28.51'	3°23'28"			
C341	431.66'	S 28°21'12" E	151.16'	151.94'	29°10'34"			

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DERIVATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR SUIVIL FORM OF THIS PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRAINAGE, TANKS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

- LEGEND
- SET (PRM) PERMANENT REFERENCE MONUMENT
 - 1/2" BLUE IRON CAPSULE IRON ROD (#10713), UNLESS OTHERWISE NOTED
 - FOUND 4" x 4" CONCRETE MONUMENT (187913)
 - UNLESS OTHERWISE NOTED
 - SET (DCC) PERMANENT CONTROL POINT
 - PARKS-BALON MAIL AND DESK (#187013)
 - (R) RADIAL LINE
 - (NB) NON-NADAL LINE
 - (O) OFFICIAL RECORDS BOOK
 - (P) PAGE
 - (I) IDENTIFICATION TAG
 - (M) MARKER-MARKER MAIL
 - (R) RAILROAD SPIKE
 - (N) INTERNATIONAL ASSOCIATION CORPORATION
 - (D) DITCHED BUSINESS
 - (N) NUMBER
 - (P) PROFESSIONAL SURVEYOR AND MAPPER
 - (P) PROFESSIONAL LAND SURVEYOR
 - (O) OVERALL

PREPARED BY:

HAMILTON
ENGINEERING & SURVEYING, INC.

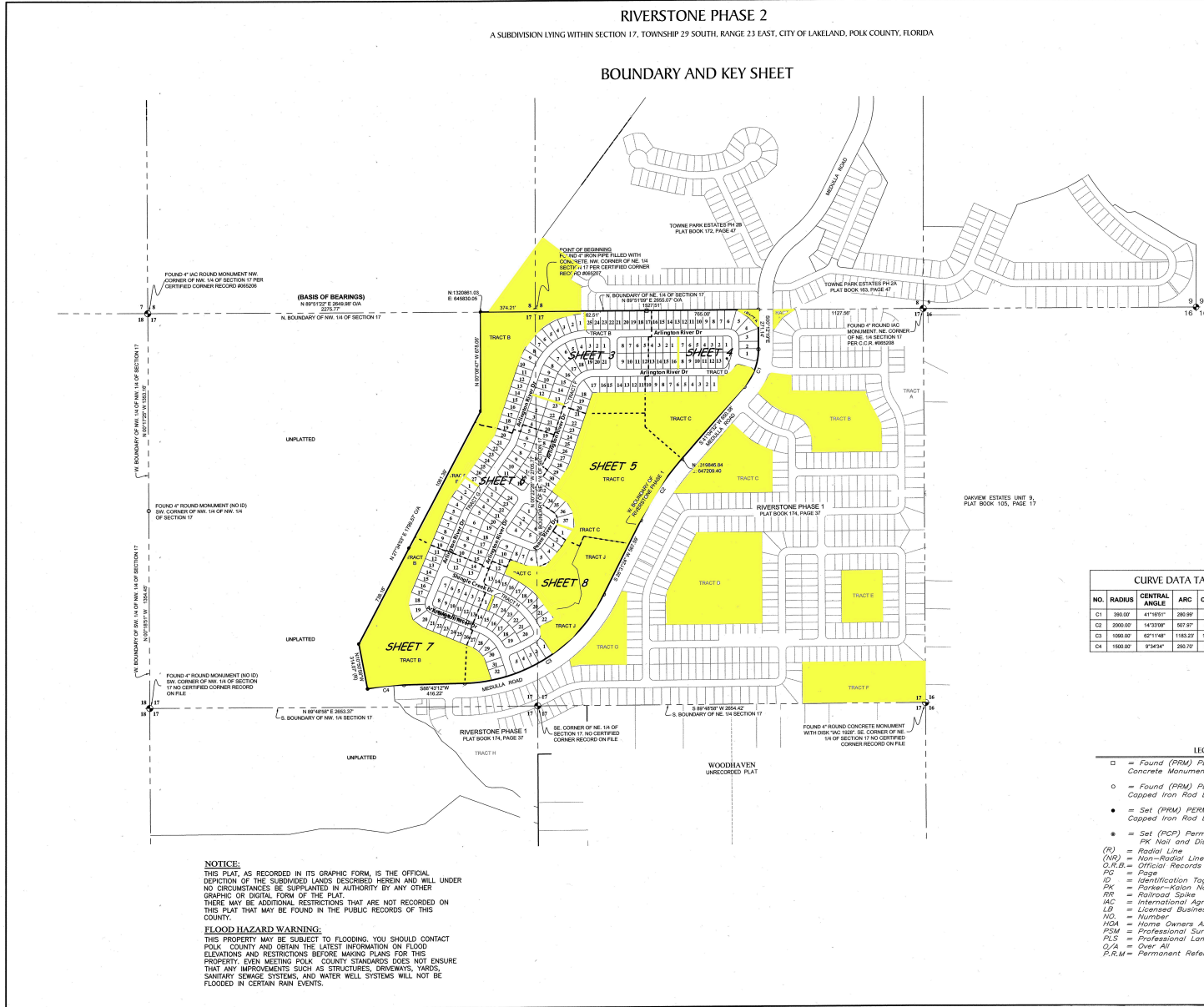
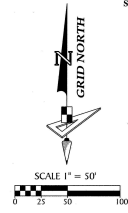
3409 W. LEMON STREET
TAMPA, FLORIDA 33609

TEL (813) 250-3530
FAX (813) 250-3536

RIVERSTONE PHASE 2
 A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK 177 PAGE 26
 SHEET 3 OF 8 SHEETS

BOUNDARY AND KEY SHEET



NO.	RADIUS	CENTRAL ANGLE	ARC CHORD	CHORD BEARING
C1	300.00	41°05'11"	280.99	274.90 S 20°20'00" W
C2	300.00	14°33'08"	507.97	506.61 S 33°47'00" W
C3	1000.00	62°11'48"	1183.22	1126.99 S 57°37'18" W
C4	1500.00	9°34'34"	250.70	250.41 S 83°55'55" W

- LEGEND:**
- = Found (PRM) PERMANENT REFERENCE MONUMENT 4"x4" Concrete Monument LB#7013
 - = Found (PRM) PERMANENT REFERENCE MONUMENT 1/2" Capped Iron Rod LB#7013
 - = Set (PRM) PERMANENT REFERENCE MONUMENT 1/2" Capped Iron Rod LB#7768
 - = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
 - (R) = Radial Line
 - (NR) = Non-Radial Line
 - O.R.B. = Official Records Book
 - PC = Page
 - ID = Identification Tag
 - PK = Parker-Kalon Nail
 - RR = Railroad Spike
 - AG = International Agriculture Corporation
 - LB = Licensed Business
 - NO. = Number
 - HOA = Home Owners Association
 - PSM = Professional Survey and Mapper
 - PLS = Professional Land Surveyor
 - O/A = Over All
 - P.R.M. = Permanent Reference Monument

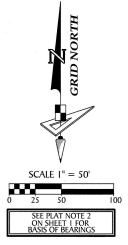
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GeoPoint
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 213 Hubbs Street
 Tampa, Florida 33619
 Phone: (813) 245-8558
 Fax: (813) 742-2346
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 Leland Beaman, Licensee LB 7143

RIVERSTONE PHASE 3 AND 4
A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

BOUNDARY AND KEY SHEET



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1040.00'	N 72°59'48" E	596.44'	604.93'	37°19'37"
C2	1055.00'	N 64°07'11" E	284.45'	285.52'	10°30'23"
C3	1500.00'	N 78°56'33" E	371.28'	372.24'	14°13'07"

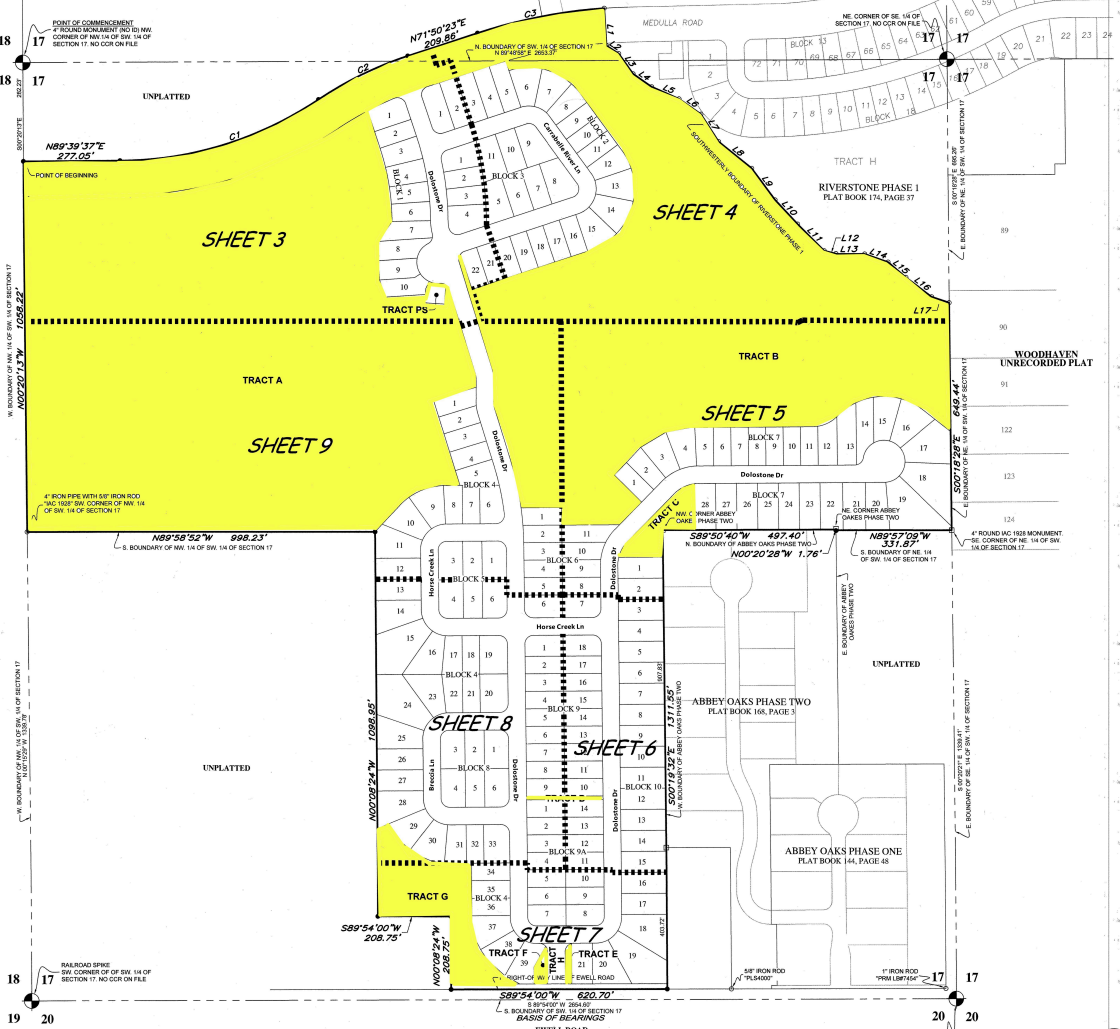
LINE#	DIRECTION	LENGTH
L1	S 52°34'24" E	107.04'
L2	S 78°08'11" E	41.71'
L3	S 33°45'58" E	71.18'
L4	S 60°11'13" E	64.74'
L5	S 60°12'17" E	65.88'
L6	S 84°20'41" E	76.29'
L7	S 52°24'01" E	93.96'
L8	S 51°10'53" E	124.62'
L9	S 30°36'48" E	112.29'
L10	S 43°02'11" E	94.82'
L11	S 84°50'48" E	109.87'
L12	S 70°08'02" E	38.12'
L13	S 89°28'50" E	78.56'
L14	S 70°58'50" E	70.59'
L15	S 48°11'52" E	87.17'
L16	S 59°50'52" E	90.42'
L17	S 70°44'11" E	92.78'

- LEGEND:**
- = Found 4" x 4" Concrete monument LB#135, unless otherwise noted.
 - = Found (PRM) 1/2" Capped Iron Rod LB#7013, unless otherwise noted.
 - = Set (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
- (R) = Radial Line
 (O/R) = Non-Radial Line
 O.R.B. = Official Records Book
 NO = Page
 ID = Identification Tag
 PK = Parker-Kolan Nail
 RS = Rebar Stake
 IAC = International Agriculture Corporation
 LB = Licensed Business
 NO. = Number
 HOA = Home Owners Association
 PSM = Professional Surveyor and Mapper
 PLS = Professional Land Surveyor
 O/A = Over All
 P.U.E. = Public Utility Easement

PARALLEL LINES NOTE DIMENSIONS, BUFFERS, AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL LINE ARE AS SHOWN HEREIN AND DIMENSIONS ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg. 0 = 0.00) (eg. 7.5 = 7.50)

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