

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING DISTRICT PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rustic Oaks Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Sarasota County, Florida;

WHEREAS, the District owns and maintains certain District-owned roads, rights-of-way amenity parking areas and other common areas throughout and within its boundaries (the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Property if the notice and procedures requirements of Section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on District Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Sarasota County, Florida, to tow unauthorized vehicles from District Property; and,

WHEREAS, the Board held a public meeting to receive public comment on its proposed District Parking and Towing Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

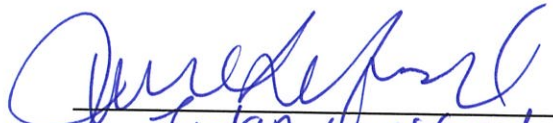
1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of District Property Parking and Towing Policy**. The Board hereby adopts the District Property Parking and Towing Policy, attached hereto as **Exhibit A**.
3. **Authorizing the Engagement of an Approved Towing Operator**.
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Sarasota County regulations, and the District Property Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Property in the manner required by applicable laws

and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 18th day of May, 2026.

Attest:


Name: Jordan Canstrot
Title: Secretary / Assistant Secretary

**Rustic Oaks
Community Development District**


Martha Schiffer
Chair of the Board of Supervisors

EXHIBIT A

Rustic Oaks Community Development District District Property Parking and Towing Policy

The Rustic Oaks Community Development District (the “**District**”) has adopted the following District Property Parking and Towing Policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District-owned property, roads, and common areas within the District boundary (the “**District Property**”). This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. **District Roads and Common Areas.** The District owns and maintains certain roads, rights-of-way, amenity parking areas, and other common property (“**District Property**”).
2. **Overnight Street Parking Prohibited.** Parking on all District-owned roads and streets is prohibited between the hours of 11:00 p.m. and 6:00 a.m. Vehicles parked during restricted hours may be towed at the owner’s sole expense.
3. **Amenity Center Parking.** Parking at the amenity center parking lot is limited to active use of the District’s amenities only.
4. **Prohibited Vehicles.** Unless expressly approved in writing by District Management, the following vehicles are prohibited from parking on District Property:
 - a. Commercial vehicles;
 - b. Work trucks;
 - c. Trailers;
 - d. Contractor equipment;
 - e. Recreational vehicles (RVs);
 - f. Boats, vessels, and watercraft trailers;
 - g. Moving trucks and storage containers;
 - h. Oversized vehicles that do not fit within a standard parking space.
5. **Obstruction and Safety Restrictions.** No vehicle may be parked in any manner that obstructs or interferes with:
 - a. Emergency vehicle access;
 - b. Intersections or stop signs;
 - c. Fire hydrants;
 - d. Mailboxes or mailbox kiosks;
 - e. Sidewalks, pedestrian pathways, or ADA access routes;
 - f. The normal flow of traffic;
 - g. Sight lines at corners or intersections.
6. **Vehicle Removal.** Any vehicle that, in the District’s discretion, creates an immediate safety hazard, obstructs emergency access or impedes the normal flow of traffic, or otherwise violates this Policy may be removed without further notice.
7. **Vehicle Registration.** All vehicles parked on District Property must display a valid license plate and current registration as required by Florida law. Unregistered or abandoned

vehicles may be reported to law enforcement or code enforcement and may be subject to towing.

8. **No District Liability.** The District assumes no liability for theft, vandalism, damage, or loss to any vehicle or personal property parked on District Property.

Towing Policies:

1. Any vehicle or vessel that is parked on District Property in violation of this Policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. The District shall maintain a list of representatives that have the authority to contact the Towing Operator for the purpose of initiating the towing of a vehicle or vessel from District Property. **"Roam Towing" is NOT allowed by the Towing Operator.**
4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Property in accordance with said agreement.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - a. Take a picture evidencing the failure to move the vehicle or vessel.
 - b. Enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. THEN, provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

This policy was adopted by Resolution No. 2026-04 on May 18, 2026.