

EXHIBIT A

**VERANO 3 COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING ENFORCEMENT**

In accordance with Chapter 190, Florida Statutes, and on January 15, 2026, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the Verano 3 Community Development District (“District”) adopted the following rule to govern parking enforcement on certain District property.

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.

2. **PARKING RULES.**

City Parking Prohibitions

The parking prohibitions (“**City Parking Rules**”) set forth in Chapter 72, Article I, Sections 72.01 and 72.02 of the Code of Ordinances of the City of Port St. Lucie, Florida are applicable to District-owned property, including but not limited to District-owned rights-of-way. A copy of such prohibitions is attached hereto as **Exhibit A**. The City parking prohibitions shall be enforced pursuant to a traffic enforcement agreement between the District and the City, or as set forth herein.

Parking on CDD Streets and Other Property

The District hereby adopts the City Parking Rules for CDD streets, as set forth in **Exhibit A**, and additionally adopts the following prohibitions:

- a. No person may park a vehicle directly across from another vehicle, regardless of permitting status.
- b. No vehicle shall park a vehicle in a manner that would block access by sanitation trucks, emergency vehicles, or other governmental service providers.
- c. Vehicles parking on the street must do so with the proper flow/direction of traffic. No person may park their vehicle with the left side of their vehicle against a curb and the right side of the vehicle facing the road at any time, regardless of permitting status.

- d. Except as set forth in this rule, parking on grassy areas or other common areas owned by the District or in which the District owns an easement is strictly prohibited except for authorized District vehicles and/or District contractors.

Parking at CDD Amenity Clubhouse

The District hereby adopts the following parking rules for the CDD clubhouse:

- a. Amenity area parking is for amenity patrons and guests **only** and limited while enjoying the amenity area. No overnight parking is allowed between the hours of 10 p.m. to 6 a.m.
- b. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.

Parking at Designated CDD Parking Spots

The District hereby adopts the following parking rules for designated parking spots (“**Designated Parking Areas**”) at the dog park and around the community:

- a. Parking in the Designated Parking Areas is for District patrons and guests **only** and limited while enjoying the District’s common areas. No overnight parking is allowed between the hours of 10 p.m. to 6 a.m.
- c. Parking in the Designated Parking Areas shall be on a first come/first serve basis.
- d. No box trucks, trailers or other commercial vehicles are permitted in the Designated Parking Areas.

3. TOWING/REMOVAL PROCEDURES.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, 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. **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 in accordance with Florida law and with the rules set forth herein (“**Towing Operator**”).
- c. **TOWING/REMOVAL AUTHORITY.**

Roam Towing - The Towing Operator will/shall be permitted to conduct “roam” towing at the amenity and Designated Parking Areas, and between the hours of 10 p.m. to 6 a.m., in accordance with this Rule. The Towing Operator does not

require authorization from the District to tow any vehicles in violation of this Rule. However, the Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, Florida Statutes.

Noticed Towing - The District's staff may contact the Towing Operator for removal of a vehicle parked in violation of this Rule. The Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, Florida Statutes. Alternatively, the District's staff may elect to contact the City police or other local authority and notify such authority of any vehicle parked in violation of these rules.

- 4. OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), Florida Statutes and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.

- 5. PARKING AT YOUR OWN RISK.** 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.

Effective date: **January 15, 2026**
