

**Keys Cove II Community Development District
C/o Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193**

June 1, 2021

**Re: Keys Cove II Community Development District
Parking Rules**

Dear Resident and/or Property Owner:

The Board of Supervisors (hereinafter the "Board") of the Keys Cove II Community Development District (hereinafter the "District") has directed the undersigned, as District Manager, to inform you that the Parking Rules, enclosed herein and made a part hereof as Exhibit "A", have been adopted by the District during the Board Meeting held on October 14, 2020. As a result, parking of motor vehicles is prohibited on all District streets, roadways, thoroughfares or rights-of-way and on all other District property including non-paved areas (refer to Exhibit "B").

Vehicles that are in violation of the Parking Rules set forth in Exhibit "A", are subject to being towed at the vehicle owner's expense by a towing contractor approved by the District.

The goal of the District is to minimize obstruction on District owned streets/roadways, limit damage to District property and to keep annual maintenance assessments that are paid by the property owners, from increasing.

To avoid vehicle owner towing related fees, the District encourages residents, family members, guests, and visitors to abide by all Parking Rules and posted "No Parking" signs. As a courtesy, the District will start enforcing the Parking Rules on June 14, 2021 to allow property owners to make any necessary arrangements. Should you have any questions regarding this information, please do not hesitate to contact me at 786-313-3661.

Sincerely,

Armando Silva

District Manager

Enclosure: Exhibit A
Cc: Field Operations Manager

EXHIBIT A

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

RULES FOR PARKING ON DISTRICT PROPERTY
("PARKING RULES")

Adopted October 14, 2020

- 1.1** Any vehicle parked in violation of the Keys Cove II Community Development District (the "District") Rules for Parking on District Property ("Parking Rules") as set forth herein may be towed at the vehicle owner's expense. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2** Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3** Parking is prohibited upon or within all non-paved District property including, but not limited to, grassed swales and landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4** No vehicle which cannot operate on its own power shall remain on District right-of-way or District property for more than twelve (12) hours.
- 1.5** No commercial vehicle, recreational vehicle, boat, trailer, semi-tractor-trailer truck including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept on District right-of-way or District property. The term "commercial vehicle" shall not be deemed to include recreational or sport utility vehicles commonly referred to as SUV's up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the owner on a daily basis for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to commercial vehicles or construction vehicles currently being used in connection with the construction, improvement, installation, or repair of District rights-of-way or any other District-owned or District-maintained property or facilities.
- 1.6** Marked law enforcement or other emergency vehicles are exempt from the Parking Rules prohibiting on-street parking. Owners/residents who are law enforcement or emergency services officials may not leave their law enforcement or other emergency vehicles in District parking areas described in Rules 1.1 to 1.5, unless they are performing official duties at that location.
- 1.7** The enforcement of these Parking Rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.8** No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.9** Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.

EXHIBIT B

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES ENFORCEMENT AREAS



- Keys Cove II Community Development District Parking Rules are enforced within the areas indicated in gray