

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

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

Adopted _____, 2026

- 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** Overnight parking in the overflow parking spaces adjacent to the Clubhouse is prohibited 2:00 a.m. and 6:00 a.m., unless prior authorization is obtained from the Palm Breeze and Palm Cove Property Manager.
- 1.5** 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.
- 1.6** 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.
- 1.7** 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.
- 1.8** The enforcement of these Parking Rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.9** No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.

1.10 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.

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PARKING RULES ENFORCEMENT AREAS



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