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## MANAGED PARKING PROGRAM

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**DATE:** WEDNESDAY, SEPTEMBER 17, 2008  
**TO:** PROFESSIONAL MANAGEMENT  
**FROM:** SHANNON DENOS, MANAGER  
**RE:** PARKING SOLUTIONS

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### TEST YOUR PARKING FACILITIES:

- Yes \_\_\_ / No \_\_\_: Do people block or park in other residents stalls?
- Yes \_\_\_ / No \_\_\_: Do people park on your lot that do not belong there?
- Yes \_\_\_ / No \_\_\_: Do you have abandoned vehicles left on your property?
- Yes \_\_\_ / No \_\_\_: Do people illegally park in fire lanes or handicap stalls?
- Yes \_\_\_ / No \_\_\_: Do you have more vehicles parking than spaces available?

### IF "YES" TO THE ABOVE, YOU HAVE A PARKING PROBLEM THAT CAN BE RESOLVED WITH RESIDENT SUPPORT.

- ✓ Residents welcome and support parking solutions because it enhances livability.
- ✓ No vehicle registration; residents can change vehicles without notifying management.
- ✓ The only administrative work is writing receipts for parking permits. Residents are willing to pay for their additional vehicles, ask them, and turn your parking problems into property profits.
- ✓ Avoid legal liability for vehicles parking in fire lanes with "Tour and Tow". This also automatically removes illegally parked vehicles from handicap stalls.
- ✓ Security companies like this Managed Parking Program because they do not make towing errors.
- ✓ This Managed Parking Program and the permits are sold separately

### THIS MANAGED PARKING PROGRAM WAS DESIGNED FOR PROFESSIONAL PROPERTY

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# MANAGED PARKING PROGRAM

## SECTION I – MANAGED PARKING PLATFORM

Parking spaces are finite for each property, and the professional manager will analyze value to the residents in terms of administration load and dollars received. Each space, covered or open parking, numbered or unnumbered, constitutes the parking space inventory. In high density living environments, parking spaces, beyond a minimum number of spaces per unit (perhaps one), can be managed with:

- ✓ little or no administration
  - No registration of vehicles, no frantic phone calls at night or on the weekend because they bought a new car; management does not register vehicles, resident receives a permit that can be transferred to another vehicle.
- ✓ Potential Income
  - If residents continually have more cars than assigned spaces, it is foolhardiness not to take advantage of supply and demand factors.
- ✓ No recurring cost to the complex
  - The first permit is normally included with their unit. At \$50 each for replacements, which cost the complex \$2.00 or \$3.00 each, providing parking permits becomes profitable.
- ✓ Benefits to the resident
  - Residents with extra vehicles or roommates are provided an option of an additional parking space.
  - Their parking space is always available as long as enforcement towing is provided by management
  - Livability is improved because of easier parking availability.
  - Good neighbor relations are more conducive because of fewer potential problems between residents.
- ✓ Benefits to management
  - Income to the complex
  - Control over the parking lot
  - Reduction of complaints over parking availability
  - Residents who are not capable of managing their vehicle parking spaces are towed, making a better place to live for others.

### ASSIGNMENT OF STALLS

Management determines the most efficient and orderly distribution of stalls:

- ✓ Assignment of stalls to each unit can be done on the "Parking Assignment Form" shown in Section IV.
- ✓ Managed distribution – Proper distribution of parking stalls need to be permanently assigned to units in advance:
  - By need – One stall may be provided with the unit, and the balance could be rented on a first come first serve bases;
  - By unit size – Units with more bedrooms may be assigned more stalls
  - By location – Distribute parking stalls so that everyone walks the same distance
  - Handicap spaces – Spaces need to be more conveniently located to benefit the user, by law
  - Guest, Future Resident, Office, and Shop Parking – These can be valuable to the complex efficiency.

### PRE-NUMBERED PARKING STALLS

Issue permits with matching numbers to the parking stall.

- ✓ Residents are restricted to parking in their numbered stall, and only with a valid permit, visible from outside the vehicle.
- ✓ Residents may be provided as many parking permits as they request for that parking stall; they may have more than one vehicle they wish to permit for parking so they do not have to move the permit from vehicle to vehicle.
- ✓ It is not necessary to register the vehicles since the permit is transferable

### NON-NUMBERED PARKING STALLS

Assign consecutive numbers to each parking space and issue ONE parking permit per space. If there are 10 stalls with no numbers, and you make permits with numbers 1 through 10; there will always be 10 stalls available on a first come first serve bases for remaining available stalls for the 10 cars with permits.

- ✓ Only vehicles with parking permits assigned to open space numbers may park in this area. If the complex has other stalls that are numbered, those vehicles can only park in the stalls with a matching permit number; they would not be allowed to park in stalls with no numbers.
- ✓ Do not issue a duplicate number unless the resident agrees that if two vehicles are found with the same number, both will be towed. The resident will be reimbursed only if they file a police report for their stolen parking permit.

### MOST COMMON CONFIGURATION

It is common for two stalls to be assigned to each unit; one covered stall and one open parking. If there is equal number of covered and open parking stalls, and if only the covered stalls are numbered, issue two permits with the same number per unit.

- ✓ Only one vehicle at a time can park in the covered, and
- ✓ Only one vehicle can park in the open parking, at a time.
- ✓ Review the sample Parking Rules and Regulations 5-g as follows:
  - Duplicate permits are available through management; however the resident is responsible not to park more than one vehicle at a time in any single controlled area. (I.e. two of the same number in an open parking area.) Resident agrees that if two vehicles are found

with the same permit number in a controlled area at the same time, both will be towed. The resident will be reimbursed only if they file a police report for their stolen parking permit.

### **OFFICE, FUTURE RESIDENT, SHOP PARKING:**

There are usually a small percentage of open areas set aside for these usages.

- ✓ These should not have resident parking privileges during normal business hours; they should be marked with signs giving the parking restrictions, and the pavement should be striped with green markings to designate which spaces are restricted.
- ✓ These spaces can be designated as guest or temporary resident parking after hours, controlled by the complex parking rules.
  - i.e., Future Resident Parking 7:00am to 6:00pm; Guest Parking 6:00pm 11:00pm; Temporary Parking Permit 11:00pm to 7:00am

### **GUEST PARKING**

There are usually a small percentage of open areas set aside for these usages.

- ✓ Guest parking areas should be marked with appropriate signs.
  - i.e., Guest Parking 7:00am – 11:00pm; Temporary Parking Permit 11:00pm to 7:00am

## **SECTION II – PARKING PERMIT DESCRIPTION**

CONVENIENT, ORDERLY, PARKING IS A SERVICE MANAGEMENT AGREES TO PROVIDE THEIR RESIDENTS, BUT RESIDENTS UNWITTINGLY CONSUME ALL AVAILABLE PARKING WITH GUEST'S VEHICLES, AND/OR ANY EXTRA, INOPERABLE, OR ABANDONED VEHICLES. PARKING DOES NOT NEED TO BE A PROBLEM, EVEN WITH HIGH DENSITY LIVING ENVIRONMENTS. THIS MANAGED PARKING PROGRAM IS DESIGNED TO TRANSFER RESPONSIBILITY FOR THE RESIDENTS' PARKING STALL TO THE RESIDENT.

ONCE PARKING STALLS ARE ASSIGNED TO THE UNITS, PERMITS CAN BE ISSUED. PARKING STALLS CANNOT BE DOUBLE ASSIGNED, IF THERE IS ONLY ONE NUMBER MATCHING EACH PARKING STALL. VEHICLES CAN ONLY PARK IN THE STALL WITH THE MATCHING NUMBER, AND EACH UNIT IS ASSIGNED SPECIFIC PARKING STALLS.

THE ONLY EXCEPTION IS WHEN PARKING STALLS DO NOT HAVE NUMBERS. COVERED STALLS ARE ALMOST ALWAYS NUMBERED, BUT OPEN PARKING STALLS (UNCOVERED STALLS) MAY NOT BE NUMBERED. UN-NUMBERED PARKING STALLS CAN BE COUNTED AND ASSIGNED NUMBERS AND PARKING PERMITS CAN BE ISSUED AS IF THE PARKING SPACES WERE NUMBERED. VEHICLES CAN PARK IN THE DESIGNATED AREAS IN ANY STALL WITHOUT A NUMBER, AS LONG AS THE VEHICLE HAS A PARKING PERMIT FOR THAT DESIGNATED AREA. SINCE THERE ARE ONLY ENOUGH VALID PERMITS TO ALLOW ONE VEHICLE PER PARKING SPACE, THEY ARE CONSUMED ON A FIRST COME, FIRST SERVE BASES.

#### **ADVANTAGE TO MANAGEMENT:**

- ✓ NO COST TO THE COMPLEX
- ✓ NO ADMINISTRATION TIME REQUIRED BECAUSE
  - NO REGISTRATION OF VEHICLES, AND THEREFORE
  - NO CALLS OR REGISTRATION FOR RENTAL CARS, NEW PURCHASES, OR CHANGE OF VEHICLES
  - NOT MANAGEMENT CONCERN IF THEY LET SOMEONE USE THEIR PERMIT AND THEY PARK THEIR CAR ON THE STREET.

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### **PARKING PERMIT**

Custom parking permits are designed to be:

- ✓ Mounted to the back side of the rear-vision mirror.
- ✓ Tailored to each properties peculiar numbering system.
- ✓ They do not need to be removed to drive.
- ✓ They do not fall off, fade in the sun, or hide under tinted glass, and
- ✓ They are in a common location on the vehicle for easy inspection.

### **TEMPORARY PARKING PERMIT**

Custom temporary parking permits are designed from the DVM temporary vehicle registration:

- ✓ Temporary parking permits are marked by a large number for the month it is valid. Jan. would be "1", June would be "6", October "10", etc.
- ✓ Temporary parking permits would be prepared in advance for the exact number of spaces available
- ✓ Each parking space would be available for one full month for the person assigned the permit.
  - If you have 10 guest parking spaces, you would issue up to 10 temporary parking permits with the number designating the month it is valid.
  - Register each permit to the resident, as a function of the receipt for the temporary parking permit (probably for a fee).
  - Residents can request these temporary permits in advance, first come, first serve.

### **REVENUE OPTIONS**

Parking space in a high density environment is a valuable commodity. Once management determines the minimum number of stalls provided, the remaining becomes income potential from those who required more parking spaces:

- ✓ Replacement Permits
- ✓ Temporary Permits for one month at a time for after hour's usage of Office, Future Resident, or Shop parking spaces.
- ✓ Temporary Permits for visitor usage. These can be rented by the day, week, or month, and when the resident picks it up, they agree that rental continues until returned to the office, for use by the next person.

## SECTION III - ENFORCEMENT TOWING

FIRM, BUT FAIR AND CONSISTENT ENFORCEMENT IS NECESSARY TO PROTECT THE INTEGRITY OF THE PARKING PROGRAM FOR RESIDENTS 24 HOURS A DAY. ENFORCEMENT TOWING IS A SERVICE TO INSURE PARKING SPACES ARE AVAILABLE FOR RESIDENTS WHO EXPECT TO HAVE A PLACE TO PARK WHEN THEY COME HOME. ONCE THE PROGRAM IS INSTALLED EXCEPTIONS CANNOT BE MADE; ACCUSATIONS OF FAVORITISM, DISCRIMINATION, OR OTHER PROBLEMS CAN ARISE IF SEVERAL VEHICLES ARE TOWED, AND ONE IS SKIPPED BECAUSE IT BELONGS TO A PERSON WHO CANNOT AFFORD THE TOW BILL, OR IT BELONGS TO A FRIEND, ETC. NO ONE DELIBERATELY PARKS THEIR VEHICLE WITHOUT A VALID, VISIBLE PERMIT, OR IN THE WRONG STALL ON PURPOSE TO GET THEIR VEHICLE TOWED. THE VEHICLE OWNER IS RESPONSIBLE FOR THEIR VEHICLE, AND THEY OWN THE PROBLEM.

THE NON-CONSENSUAL TOW AND STORAGE FEES ARE REGULATED. IT IS IMPORTANT RESPECT THESE PEOPLE WITH THE SAME PROFESSIONALISM THE PUBLIC EXPECT WHEN THEY SPEND THEIR HARD EARNED MONEY FOR ANY OTHER NON-DISCRETIONARY EXPENDITURE.

### **PRO-ACTIVE TOWING**

"Enforcement Towing" is a service to resident's provided by property management to assure residents their parking stall will be available 24 hours a day, without being required to complain to management or call security.

- ✓ Management contracts with towing and security services to inspect the parking lot and tow vehicles parked without valid parking permits; no complaint from management or a resident is required to initiate the tow.
  - Most common question: Why was my car towed from my private stall? I did not complain, or call for a tow.
  - Response: Fear of Retaliation between residents forces management to pro-actively inspect parking stalls and tow violations.
    - Retaliation between neighbors occurs when residents are required report to management when a neighbor is parked in their assigned stall. Single parent families, elderly, and foreign born people who do not understand our society rules, etc. may not complain, or if they do, they may be faced with an angry neighbor. Management has a responsibility to provide residents' their assigned parking space, free from harassment from neighbors.

### **RE-ACTIVE / COMPLAINT INITIATED TOWING**

"Private Property Towing" is providing a security and towing services available for residents' complaint.

- ✓ Residents are required to complain to management or security to have a vehicle towed from their assigned stall.
  - Most common question: Why should I have to call and complain to management about my neighbors?
  - Response: Residents control what is contractually assigned to them.
    - Residents are required to call for tows and are therefore responsible. The resident, security or management must provide the reason for towing as unauthorized parking in an assigned private stall, and list the stall number where the vehicle was towed from.

### **TOWING FROM UNASSIGNED PARKING**

Towing and security may be contracted to inspect these areas and tow vehicles that do not have valid, visible parking permits, and if the permit numbers are not valid for that designated area, they can be towed for "Not a Valid Parking Permit".

## SECTION IV – SAMPLE FORMS

THESE FORMS ARE DESIGNED WITH GENERAL LANGUAGE AND FORMAT, NOT FOR ANY PARTICULAR COMPLEX. USE OF THIS MATERIAL REQUIRES REVIEW AND IMPLEMENTATION BY PROFESSIONAL MANAGEMENT WITH LEGAL ASSISTANCE.

### **RESIDENT TOWING INFORMATION**

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# RESIDENT TOWING INFORMATION

## **TOWING IS A SERVICE TO GUARANTEE AVAILABILITY OF RESIDENTS' PARKING SPACE**

When one resident uses more parking stalls than their living unit is allocated, the complex is deprived of exactly that many parking stalls for the balance of residents. Conversely, many units do not use all their parking stalls. But, if the threshold of demand for parking stalls in a complex exceeds the supply, the next arriving residents have no place to park until someone leaves. When complaints from late arriving residents increase, or if the parking fills up earlier every day, management is called upon to make a decision.

In order to provide residents their right to "quiet enjoyment" of their home, or when a large number of residents consume more than their allocated number of stalls for their unit, management must install a program to guarantee that all residents receive their contracted space for parking, no more, nor less.

## **REQUIRED PARKING PERMITS**

When parking permits are required, the valid parking permits must be visible from the exterior of the vehicle, or they are towed. If you believe your permit is visible please have an attendant at Rebello's Towing Services, Inc. (RTS) accompany you to inspect your vehicle for verification. *THERE WILL NOT BE ANY CHARGE IF THE PERMIT IS WHERE IT BELONGS, AND VISIBLE FROM OUTSIDE THE VEHICLE.*

Permits are allocated by management to control the number of vehicles on the property and where vehicles can park. Most properties require vehicle owners to register the vehicle in order to obtain a permit. Your permit must be properly displayed on the vehicle for inspection. RTS is contracted by management to inspect the parking lot and tow vehicles that do not have valid, visible parking permits. Law requires that an independent security or management person verifies the parking rule violation before the vehicle is touched by the tow company. RTS drivers are paid wages, not commission; their function is to inspect for parking violations, obtain verification from an authorized person, and tow and store the vehicles carefully, and properly. Therefore, their incentive is to do their job professionally, they do not financially benefit by any one tow.

## **WHY SHOULD I PAY - THE VEHICLE IS REGISTERED WITH MANAGEMENT, IT BELONGS ON THE PROPERTY**

The permit was not valid or visible from outside the vehicle, and once it is towed and stored; the labor, use of equipment and facilities must to be paid:

- ✓ The resident is solely responsible for maintenance of the visible parking permits.
- ✓ It would be onerous for parking lot inspectors to check every vehicle license number against a list, or go door to door looking for the vehicle owners. Such an onerous time consuming function would require additional security services fees, which would increase the complex operating cost, and subsequently would be passed on to all residents. Consequently, residents who do not violate parking rules would then be participating with the cost created by rule-violators.
  - It is labor intensive to discover residents with two vehicles parked on the property in violation of the rules. EXAMPLE: Residents could register one vehicle and then hang that parking permit in a second vehicle. The inspector would be required to check every license plate against the registration list, whether or not it had a permit. If they were required to check all license plates against the list, permits would not be necessary. *THE PURPOSE OF PERMITS IS TO CONTROL THE NUMBER OF VEHICLES, AND KEEP THE COST OF INSPECTION TO A MINIMUM.*
  - If a security guard were required to go door to door to find the vehicle owner, eventually someone would be missed, and that person would complain that no one knocked hard enough to wake them up, or waited long enough at the door for them to come out of the bathroom, etc.

## **WHY SHOULD I PAY - THE PARKING PERMIT WAS IN THE CAR, JUST NOT IN SIGHT**

The permit was not valid or visible from outside the vehicle, and it was properly towed and stored; the labor, use of equipment and facilities must to be paid:

- ✓ Inspectors nor drivers are permitted to open vehicles to look for permits
- ✓ If the registration numbers are not visible from outside the vehicle, inspectors nor driver are allowed to open the vehicle to turn the visible permit over, move it to see the numbers, etc.

## **WHY SHOULD I PAY - THE PERMIT WAS STOLEN**

The permit was not valid or visible from outside the vehicle, and it was properly towed and stored; the labor, use of equipment and facilities must to be paid:

- ✓ It is the vehicle owner's responsibility to report stolen permits to the police and both lost and stolen permits to management in order obtain a replacement.
- ✓ If it was stolen you should discuss with management the possibility of finding someone using it on the complex and then have them arrested.
- ✓ Recovery of the cost of towing and a replacement permit may be covered by your auto insurance.

## **Wavier of Fees When Parking Permit is Visible (One Time)**

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If your vehicle was towed for the stated reason, "NO VISIBLE PARKING PERMIT", you may not be required to pay the cost of towing, storage and/or gate fee if the parking permit numbers are visible and legible from outside the vehicle.

**Errors are possible:** It is not uncommon for the parking inspector (security or management), and the tow driver, to miss parking permits that were not properly installed, or when they have fallen to the floor. It is the policy of Rebello's Towing Services, Inc. to acknowledge that accidents do happen, and if the permit was installed so it could be read from outside the vehicle, even though it is in the wrong place, or if it fell, or otherwise moved, there is no charge as long as the permit numbers are visible from outside the vehicle. It may have been dark, or personnel may not have looked in the right place, but if we can see it while in our yard, with your help, then the inspector and driver should have been able to see it before they towed the vehicle, and we do not charge.

**Where is the permit?** If you know you hung the permit where the parking permit numbers can be seen from outside the vehicle, or if you feel it may have fallen and the numbers may be legibly seen from outside the vehicle, please let the desk person know. We will have someone accompany you to your vehicle; if you can show us the parking permit numbers (and if we can read them) without opening your vehicle, we will not charge you for the tow (at least one time). You will be required to install the permit in the proper location to avoid towing the vehicle in the future.

**Responsibility for error:** We do not take responsibility for negligent towing since the parking permit was not properly installed by the vehicle owner or driver. If you are having problems installing your particular style of permit, you need to discuss this with our desk person, and / or the property management for your complex.

**Fees:** The non-consensual tow fees are regulated by the State of California, and no matter how hard you tried to install the permit, or how good your intentions, discounts are not available, and the fees need to be paid before the vehicle is released. We can all agree that non-consensual tow fees are expensive; this is the same general fee structure as for other non-consensual tows, such as accident tows when the driver is hospitalized, abandoned vehicles from public property, when the vehicle drivers are arrested, or when vehicles are repossessed.

**Avoid future errors:** Please review the "Resident Towing Information" brochure, for information on pros and cons of the different methods of private property towing. If residents understand the difference between Pro-active and Re-active Towing, they should understand that towing is an important service to property managers, intended to enable them to provide parking stalls 24 hours a day for all properly registered vehicles. All other abandoned, stored, improperly parked, or uninvited vehicles are removed to make room for properly registered vehicles.

# Warning – Parking Permits Required

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**MANAGED PARKING IS A SERVICE TO RESIDENTS, INSURING THE AVAILABILITY OF THEIR ASSIGNED PARKING. RESIDENT COOPERATION IS REQUIRED TO AVOID THE CONFUSION AND INCONVENIENCE OF COSTLY ENFORCEMENT TOWING.**

❖ **PERMIT PARKING REQUIRED:**

- ✓ EVERY PARKED VEHICLE IS REQUIRED TO HAVE A VALID PARKING PERMIT OBTAINED FROM MANAGEMENT.
- ✓ PARKING PERMITS MUST BE “CLEARLY” VISIBLE FROM THE EXTERIOR OF THE VEHICLE. TAKE CARE TO AVOID HIDING IT BENEATH OBSTACLES AND THAT THE NUMBERS ARE FACING OUTWARD, ETC.
- ✓ PARK ONLY IN THE ASSIGNED STALL OR DESIGNATED PARKING AREAS WITH NOT MORE THAN THE NUMBER OF ASSIGNED SPACES OR ASSIGNED PERMITS. WHEN MORE THAN THE ASSIGNED PARKING PERMITS ARE FOUND, ALL VEHICLES WITH THAT NUMBER WILL BE TOWED.
- ✓ GUEST VEHICLES MUST OBTAIN A VALID PARKING PERMIT BEFORE PARKING.
- ✓ PARKING PERMITS MAY BE TRANSFERRED TO RENTED VEHICLES, NEWLY PURCHASED VEHICLES, BORROWED OR GUEST VEHICLES. BUT ONLY THAT VEHICLE WITH THE VALID PARKING PERMIT CAN PARK ON THE PROPERTY.
- ✓ IF A VEHICLE PERMIT IS LOST, STOLEN OR MISPLACED, DO NOT PARK ON THE PROPERTY. IT WILL BE SUBJECT TO TOWING.
- ✓ IF YOUR VEHICLE IS TOWED AFTER RECEIVING A REPLACEMENT PERMIT WITH THE SAME PARKING PERMIT NUMBER, INITIAL TOWING CHARGES WILL BE WAIVED IF YOU FILE A STOLEN PROPERTY REPORT WITH THE LOCAL POLICE DEPARTMENT.
- ✓ REPLACEMENT OF LOST PARKING PERMITS CAN BE PURCHASED

❖ **FIRE LANE PARKING IS DEFINED AS FOLLOWS:**

- ✓ FIRE LANES ARE DRIVEWAYS AND MAY BE IDENTIFIED BY RED WITH THE WORDS “FIRE LANE” IN CONTRASTING COLORS.
- ✓ VEHICLES CAN NOT BE LEFT **UNATTENDED** FOR ANY LENGTH OF TIME IN A DRIVEWAY.
- ✓ **DOUBLE PARKING, BLOCKING ANOTHER VEHICLE, OR PARKING IN THE DRIVEWAY OR PEOPLE ACCESS AREA.**

❖ **OTHER TOWING INFORMATION:**

- ✓ THIS PROPERTY IS POSTED AT THE ENTRANCE WITH THE LEGALLY REQUIRED LANGUAGE, “**PARKING RESTRICTED 24 HOURS A DAY**”. THIS IS LEGAL NOTICE TO VEHICLE OWNERS THAT THE PROPERTY HAS **PARKING RULES** AND VEHICLES ARE SUBJECT TO TOWING.
- ✓ **GOOD NEIGHBOR AND COMMON SENSE RULES APPLY, WHEREIN MANAGEMENT MAY HAVE YOUR VEHICLE TOWED IN ACCORDANCE WITH THOSE RULES TO PROVIDE PARKING AS CONTRACTED TO RESIDENTS, AND TO PROTECT THE LIVABILITY, HEALTH OR SAFETY PROPERTY OR NEIGHBORS.**

**VEHICLES TOWED MAY BE PICKED UP 24 HOURS A DAY FROM REBELLO’S TOWING SERVICE, 969 STOCKTON AVE, SAN JOSE; THE MAJOR CROSS STREET IS TAYLOR. TO PICK UP THE VEHICLE YOU MUST BE THE REGISTERED OWNER, AND (1) WE NEED TO COPY VEHICLE REGISTRATION OR INSURANCE CARD WITH YOUR NAME ON IT FOR PROOF OF YOUR RELATIONSHIP TO THE VEHICLE, AND (2) WE NEED TO COPY YOUR DRIVERS LICENSE OR CURRENT PICTURE I.D. FOR YOUR IDENTIFICATION.**

# PARKING RULES AND REGULATIONS

Property Name:		
Resident Name:		
Resident Address:		Apartment #:
Effective Date:		
Assigned covered parking space (s) #	Permit #	Color
Assigned open parking space (s) #	Permit #	Color
Motorcycle Make:	Model:	Color: License #:

**RESIDENT UNDERSTANDS AND AGREES THAT THESE VEHICLE PARKING RULES APPLY AS FOLLOWS:**

- 1) THESE RULES REPLACE ALL PRECEDING RULES.
- 2) THE RESIDENT ACKNOWLEDGES THAT THE SUBJECT PROPERTY IS POSTED AT ALL ENTRANCES, "RESTRICTED PARKING 24 HOURS A DAY".
- 3) RESIDENT ACKNOWLEDGES THAT THEY ARE RESPONSIBLE FOR COMPLIANCE OF THESE RULES ON BEHALF OF THEIR GUESTS, INVITEES, EMPLOYEES, CONTRACTORS AND AGENTS.
- 4) RESIDENT ACKNOWLEDGES THAT ENFORCEMENT OF THESE RULES IS BY TOWING, AND STORAGE.
  - a) Vehicles improperly or unsafely parked on the property (with or without a valid permit) will be towed immediately without prior warning notice.
  - b) The persons authorized to tow vehicles is the property owner, their agent, employee, manager and contract security who have been approved in writing.
  - c) The tow company is authorized to remove vehicles from handicap stalls or marked fire lanes by photograph.
  - d) Resident may call management or security to request an unauthorized vehicle towed from their assigned stall.
  - e) Vehicle owner(s) are responsible for the cost of towing, storage, and lien sale fees.
  - f) The definition of stored or inoperable is vehicles parked on the property in excess 72 hours. Vehicles with expired registration over 6 months are deemed as stored.
  - g) Vehicle (including motorcycles) repairs may not be performed on the premises, whether in the parking area, inside units, patios or elsewhere. This includes, but is not limited to, changing of oil, anti-freeze, and/or tune-ups. Flat tires must be repaired within 24 hours. No warnings are required.
  - h) Vehicles may not be parked in none approved parking areas, fire lanes, double parked, or blocking.
  - i) Vehicle may not be parked on the property displaying expired, forged, invalid or voided permit on the subject property.
  - j) No trailer, boat, commercial vehicle, or vehicles other than passenger cars or motorcycles may be parked in the parking areas without the written consent of management.
  - k) Since motorcycles will not be issued permits, they must be registered with management and approved in writing with an assigned parking space.
  - l) No vehicles may be backed into stalls where the rear of the vehicle impedes walkways, or exhaust is discharge onto structures, or in any way parked so as to obstruct handicap curb access, walkways, driveways, or other parking stalls.
- 5) PARKING PERMITS ARE TO BE ISSUED ONLY BY MANAGEMENT, FOR AUTHORIZED VEHICLES, AND ARE NOT TRANSFERABLE BY RESIDENT
  - a) Vehicles without valid, visible parking permit numbers from outside the vehicle will be towed immediately, without notice.
  - b) Vacated residents are responsible to return all parking permits or a fee of \$50.00 per parking permit will be due and payable. All unreturned parking permits are void and any vehicles using them will be towed from property.
  - c) The "Hang-Tag" permit(s) issued by management are to be placed on the rear-vision mirror with the number facing outward and visible from the exterior of the vehicle at all times while parked on the property.
  - d) Replacement parking permits are available for a fee of \$50.00.
  - e) Residents who require new or replacement permits must return the old permit to management, or an acceptable reason for voiding previously issued permit(s).
  - f) If your permit was lost or stolen and your vehicle is towed you will be required to pay the cost for release. It is the vehicle owner's responsibility to report stolen permits to the police and both lost and stolen permits to management in order obtain a replacement. If it was stolen you should discuss with management the possibility of finding someone using it on the complex and then have them arrested. Recovery of the cost of towing and a replacement permit may be covered by your auto insurance.
  - g) Duplicate permits are available through management; however the resident is responsible not to park more than one vehicle at a time in any single controlled area. (I.e. two of the same number in an open parking area.) Resident agrees that if two vehicles are found

with the same permit number in a controlled area at the same time, both will be towed. The resident will be reimbursed only if they file a police report for their stolen parking permit.

- 6) ADDITIONAL REQUIREMENTS:
  - a) Parking spaces may be re-assigned as deemed necessary by management.
  - b) Repeated violations of the parking rules may result in the Resident (s), or their guests, being prohibited from parking vehicles on subject property and invalidation of parking permit(s) previously issued.
  - c) Resident is responsible for hazardous materials spillage or dripping, including fines by any local, state or federal agency, which may be \$5,000 or more, and will hold the subject property harmless for such fines against the property caused by their vehicles, or their guests.
  - d) Resident is responsible for damage to the subject property caused by their vehicles, or their visitor's vehicles.
  - e) For the safety of any vehicle or personal property, management may tow any vehicle at the vehicle owners' expense.
  - f) Vehicles may be towed pursuant to prior 24 hour warning notice on the vehicle, or other common area by management for construction or maintenance affecting structures, carport, and parking or driveway areas. In case of emergency, no prior warning may be issued.
- 7) OTHER "GOOD NEIGHBOR" RULES:
  - a) Theft alarms, radios, boom-box base speakers, or other noises must be kept to a level not disturbing other residents. Vehicles will be subject to towing if unattended with these disturbances.
  - b) Parking areas are for operable vehicles only, not for storage of personal property.
  - c) The speed limit in the parking lots and driveways is 5 mile's per hour.
  - d) Resident is responsible for keeping their assigned space clean and free of dirt, oil, and grease or may be charged actual cost of clean up.
  - e) Motorcycles, bicycles, or other motorized carts and specialized handicap vehicles are permitted in designated areas only or where authorized in writing by management.
  - f) Vehicle operators are responsible for children encroaching onto areas traveled by vehicles at all times whether playing, riding bicycles or on roller skates.

**I have read and understand the above parking regulations and agree:**

\_\_\_\_\_  
Resident Date

\_\_\_\_\_  
Management Date

# NOTICE TO RESIDENTS

## PRO-ACTIVE TOWING

FORMAL NOTICE TO: RESIDENTS  
FROM: MANAGEMENT  
REFERENCE: TOWING

**DATE NOTICE PREPARED:** \_\_\_\_\_ (FIRST / SECOND DISTRIBUTION)

**EFFECTIVE DATE:** \_\_\_\_\_ (TOWING WILL BEGIN)

**WHEREAS:** IT IS THE DECISION OF MANAGEMENT TO INFORCE PARKING RULES

### **NO COMPLAINT IS REQUIRED TO INITIATE A TOW**

MANAGEMENT CONTRACTS REBELLO'S TO INSPECT THE PARKING LOT, HAVE THE PARKING VIOLATION VERIFIED BY AN AUTHORIZED PERSON, AND TOW VEHICLES THAT ARE NOT IN COMPLIANCE WITH PROPERTY PARKING RULES:

- ✓ PARKING PERMITS ARE REQUIRED FOR ALL PARKING, IN ASSIGNED OR UNASSIGNED PARKING AREAS.
- ✓ VISITOR PARKING (IS) (IS NOT) PROVIDED BY THE COMPLEX AND WILL BE ENFORCED ACCORDINGLY.
- ✓ HOW TO OBTAIN A PERMIT: IT IS THE RESIDENTS' RESPONSIBILITY TO CONTACT MANAGEMENT TO OBTAIN THE VALID PARKING PERMIT FOR THEIR VEHICLES PRIOR TO THE EFFECTIVE DATE OF TOWING TO AVOID THE UNNECESSARY COST AND INCONVENIENCE OF THE TOW.

## TOWING POLICY

- ✓ VEHICLES WITHOUT VALID, VISIBLE, PERMIT WILL BE TOWED.
- ✓ PLACE PERMIT WHERE INSTALLATION IS DESIGNED. VALID PARKING PERMIT NUMBERS MUST BE CLEARLY VISIBLE FROM OUTSIDE THE VEHICLE.
- ✓ DO NOT PLACE PERMIT UNDER TINTED SECTION OF WINDOW OR WHERE IT IS NOT CLEARLY VISIBLE, OR WHERE IT WILL FALL WHILE UNATTENDED IN THE PARKING LOT.
- ✓ REBELLO'S AND/OR SECURITY ARE CONTRACTED TO INSPECT AND TOW VEHICLES WITHOUT VALID, VISIBLE PARKING PERMIT NUMBERS.
- ✓ ONLY AUTHORIZED INDIVIDUALS OR SECURITY (PREVIOUSLY APPROVED BY MANAGEMENT) CAN SIGN THE TOW TAG.

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Management:

Tow Company:

Security:

Rebello's Towing Service, Inc.  
969 Stockton Ave,  
San Jose, CA 95110

Business Phone 408-292-8300 Ext. 1

# NOTICE TO RESIDENTS

## RE-ACTIVE / COMPLAINT INITIATED TOWING

FORMAL NOTICE TO: RESIDENTS  
FROM: MANAGEMENT  
REFERENCE: TOWING

**DATE NOTICE PREPARED:** \_\_\_\_\_ (FIRST / SECOND DISTRIBUTION)

**EFFECTIVE DATE:** \_\_\_\_\_ (TOWING WILL BEGIN)

**WHEREAS:** IT IS THE DECISION OF MANAGEMENT TO ENFORCE PARKING RULES

### **RESIDENTS MAY REQUEST VEHICLES TOWED FROM THEIR ASSIGNED STALLS**

MANAGEMENT CONTRACTS REBELLO'S TO INSPECT THE PARKING LOT, HAVE THE PARKING VIOLATION VERIFIED BY AN AUTHORIZED PERSON, AND TOW VEHICLES THAT ARE NOT IN COMPLIANCE WITH PROPERTY PARKING RULES:

- ✓ PARKING PERMITS ARE ONLY REQUIRED FOR PARKING IN THE UNASSIGNED PARKING STALLS. RESIDENTS CONTROL, AND MUST REQUEST TOWING, FROM THEIR ASSIGNED PARKING STALLS.
- ✓ VISITOR PARKING (S) (IS NOT) PROVIDED BY THE COMPLEX AND WILL BE ENFORCED ACCORDINGLY.
- ✓ HOW TO OBTAIN A PERMIT: IT IS THE RESIDENTS RESPONSIBILITY TO CONTACT MANAGEMENT TO OBTAIN THE VALID PARKING PERMIT AS REQUIRED PRIOR TO THE EFFECTIVE DATE OF TOWING TO AVOID THE COST AND INCONVENIENCE OF THE TOW.

### **TOWING POLICY:**

- ✓ VEHICLES WITHOUT VALID, VISIBLE, PERMIT WILL BE TOWED.
- ✓ PLACE PERMIT WHERE INSTALLATION IS DESIGNED. VALID PARKING PERMIT NUMBERS MUST BE CLEARLY VISIBLE FROM OUTSIDE THE VEHICLE.
- ✓ DO NOT PLACE PERMIT UNDER TINTED SECTION OF WINDOW OR WHERE IT IS NOT CLEARLY VISIBLE, OR WHERE IT WILL FALL WHILE UNATTENDED IN THE PARKING LOT.
- ✓ REBELLO'S AND/OR SECURITY ARE CONTRACTED TO INSPECT AND TOW VEHICLES WITHOUT VALID, VISIBLE PARKING PERMIT NUMBERS.
- ✓ ONLY AUTHORIZED INDIVIDUALS OR SECURITY (PREVIOUSLY APPROVED BY MANAGEMENT) CAN SIGN THE TOW TAG.
- ✓ RESIDENTS ARE REQUIRED TO REQUEST TOWS FROM THEIR ASSIGNED STALLS.
  - THE RESIDENT MUST BE IDENTIFIED AND VERIFY THEIR SPECIFIC STALL NUMBER TO THE TOW COMPANY.
- ✓ ONLY AUTHORIZED INDIVIDUALS OR SECURITY (PREVIOUSLY APPROVED BY MANAGEMENT) CAN SIGN THE TOW TAG.

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Management:

Tow Company:

Security:

**Rebello's Towing Service, Inc.**

**696 Kings Row**

**San Jose, CA 95112**

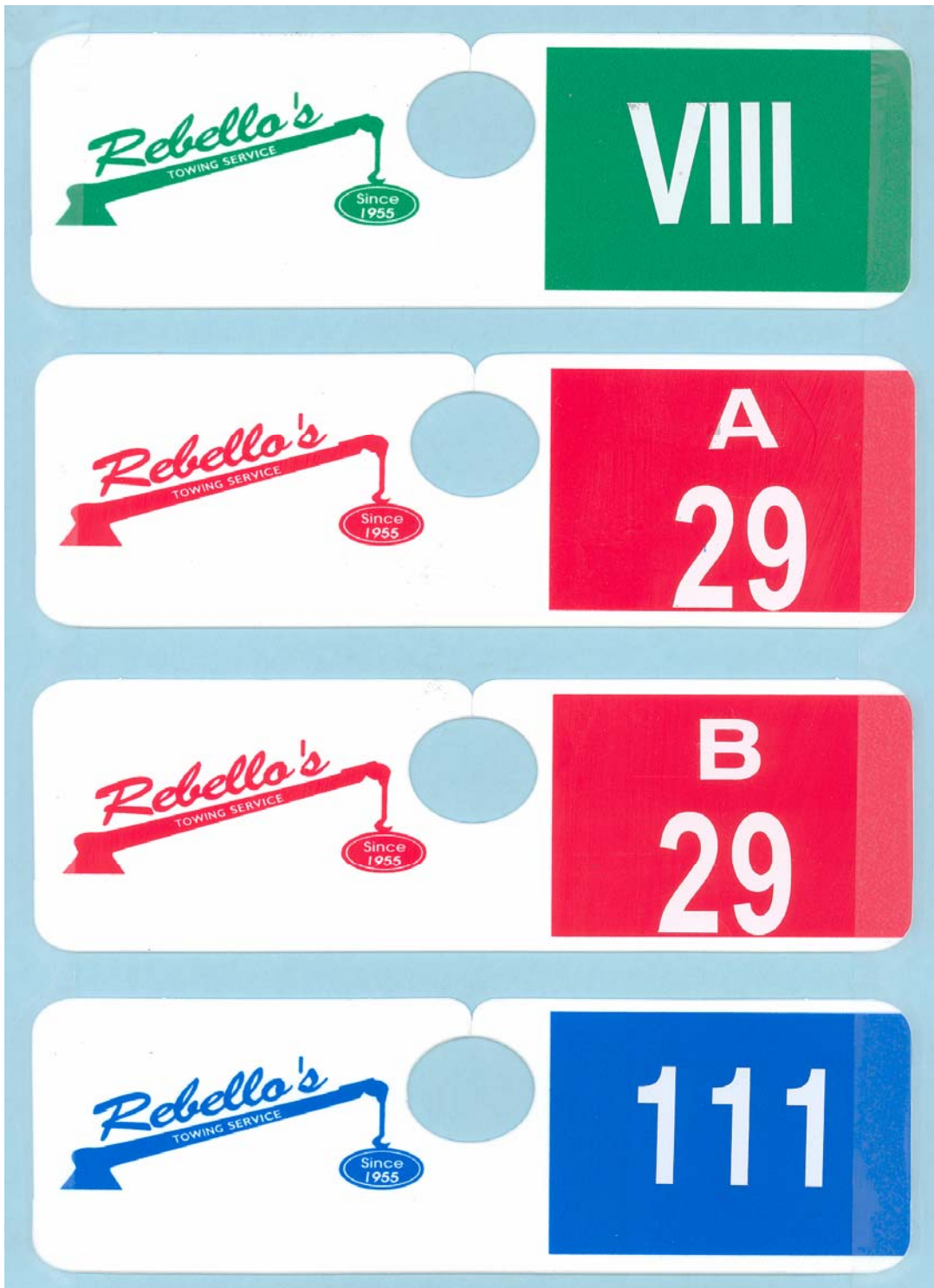
**Business Phone 408-292-8300 Ext. 2**



## PARKING PERMIT SAMPLES

PERMITS CAN BE PURCHASED SEPARATELY FROM OUR TOWING SERVICES ALONG WITH THE MANAGED PARKING PROGRAM AT A COST OF \$3.00 EACH IN BUNDLES OF 25, WITH LETTERS OR NUMBERS MATCHING YOUR COMPLEX SCHEME, FOR YOUR APPLICATION:

- ✓ ROMAN NUMERAL VIII REPRESENTS THE MONTH OF AUGUST FOR A VISITOR OR TEMPORARY PERMIT.
- ✓ NUMBERS OR LETTERS CAN BE MADE TO MATCH YOUR COMPLEX PARKING SPACE CONFIGURATION
- ✓ THE COMPLEX NAME IS NOT RECOMMENDED ON FOR SECURITY OF THE RESIDENT, BUT SOMETHING OTHER THAN REBELLO'S IS AVAILABLE FOR AN ADDITIONAL FEE.



# PARKING PERMIT ANALYSIS SUMMARY

PROFESSIONAL MANAGERS ARE ENGAGED TO MAINTAIN AN ORGANIZED STRUCTURE OF RECORDS, PROVIDE RESIDENT SERVICES AS CONTRACTED, AND MANAGE PROBLEMS FOR THE OWNERS AND RESIDENTS; ALL WITHIN A BUDGET, A SMILE, AND CONGENIALITY. BROKEN DOWN:

- ✓ The fewer the records to maintain, the fewer the errors: If the parking stalls are numbered, and the residents are provided Custom Parking Permits, management has eliminated the need for recording the vehicles; the residents control the vehicles in their parking spaces without the need to communicate with management.
- ✓ Enforcement of the Parking Rules is a necessary service: Management is empowered to meet their obligation to provide the parking stalls by firm but fair towing practices.
- ✓ Parking Permits are income potential: If parking problems are critical, management can always turn this problem into profits. Provide the minimum number of stalls per unit, and raffle the rest at supply and demand prices.
- ✓ Apartments vs. Homeowner Associations: It has been said that most of the problems are created by PEOPLE, PETS AND PARKING. Let's solve 1/3 of the problems!

A	Description		Stick Outside	Static Cling	Stick Inside	Rear View Mirror Sticker	Regular Tag	Custom Hang-Tag
	<u>DOWN</u> DIFFERENT SCENARIOS	<u>RIGHT</u> TYPE OF PERMIT						
B	REQUIRED	Vehicle Registration	5	5	5	5	5	10
C	Assignment of Parking Stalls		5	5	5	5	5	10
D	Pro-Active Towing		1	1	1	1	1	10
E	Tow by Complaint (Re-Active)		5	5	5	5	5	10
F	Visitor Parking Potential		3	3	3	3	3	10
G	Easily Lost or Falls Off Window		1	1	7	10	7	7
H	Easily Vandalized or Stolen		1	3	10	10	10	10
I	Tint Windows Can be a Problem		10	5	5	5	10	10
J	Resident can Transfer Parking Permit		1	5	1	1	10	10
K	Confusion with Installation of Parking Permit		1	1	1	10	10	10
L	Administration Labor		1	1	1	1	10	10
	<b>GRADING AGAINST RTS HANG TAG PARKING PERMITS</b>		<b>34</b>	<b>35</b>	<b>44</b>	<b>56</b>	<b>76</b>	<b>107</b>
	GRADING 1 TO 10		WORST					BEST
	1 = Worst - High administration and probability of problems							
	10 = Best - Low administration and probability of problems							

## Analysis - Different types of Parking Permits:

**STICK OUTSIDE**– THESE ARE PERMANENTLY AFFIXED PERMITS, NOT INTENDED TO BE MOVED FROM VEHICLE TO VEHICLE, AND APPLIED TO THE EXTERIOR OF THE VEHICLE. THESE PARKING PERMITS ARE SERIAL NUMBERED WITH A VARIETY OF COLORS AVAILABLE. THEY NEED TO BE REGISTERED WITH MANAGEMENT FOR EACH INTENDED VEHICLE SO THAT MANAGEMENT HAS THE OPPORTUNITY TO CROSS CHECK ANY PERMIT WITH THE VEHICLE LICENSE NUMBER TO VERIFY THAT THE VEHICLE BELONGS TO A RESIDENT.

### PRO

- 1) When properly applied these parking permits can only be applied to one vehicle. Removing them will destroy them.
- 2) These permits cannot be stolen, duplicated, or used on more than one vehicle.
- 3) This system can be effective when used along with a warning notice.

### CON

- 1) These permits work best in high security corporations or government parking lots to protect the anonymity of the people working there. They have a security force to maintain the register and inspect the parking lot for intruders. These permits would be placed on the window by security, in the same place for all vehicles, to aid security is rapidly
- 2) These were originally designed when bumpers had chrome where they were applied and could be removed without damage. Now, the only place these can be mounted is on exterior glass; to mount them on the paint would probably cause damage.
- 3) Administering these permits are labor intensive; they require management to maintain a register of what permit number goes with which license number if they are used as intended. This register gives the residents name or unit so management can insure the vehicle parked on the property belongs to a resident.
- 4) When residents buy a new vehicle, wreck a vehicle, or rent one for a few days, they would be required to obtain a temporary parking permit from the office. This requires availability of personnel 24 hours a day, seven days a week if parking is enforced by fines or towing. It is an inconvenience if residents are unable to park in the parking lot until the office is open so they can obtain the proper temporary parking permit.
- 5) These are intended to be installed on the outside of the vehicle, and they can be removed by vandals, neighbors, angry spouses, or people with a grudge or who want to retaliate for some other reason. This would only apply if the complex had enforcement by fines or towing.
- 6) Regardless of the installation instructions, people install them in different locations on the vehicle and frequently where it is difficult or time consuming for an inspector to find.

**STATIC CLING** – THESE PERMITS ADHERE BY STATIC CLING TO INTERIOR GLASS AND ARE INTENDED TO BE VISIBLE FROM OUTSIDE THE VEHICLE FOR INSPECTION. THEY NEED TO BE REGISTERED WITH MANAGEMENT FOR EACH VEHICLE SO THAT MANAGEMENT HAS THE OPPORTUNITY TO CROSS CHECK ANY PERMIT WITH THE VEHICLE LICENSE NUMBER TO VERIFY THE VEHICLE OWNER AS A RESIDENT.

PRO

- 1) These are see-through, so they are not in the way of vision.

CON

- 1) Warning systems are recommended before you consider fines or towing.
- 2) The problem is that even after giving numerous warnings, management will still be faced with the charges that the permit was faulty, not vehicle owner.
- 3) It is not recommended to rely on a faulty permit for the purpose of fines or towing.
- 4) Administering these permits are labor intensive; they require management to maintain a register of what permit number goes with which license number if they are used as intended. This register gives the residents name or unit so management can insure the vehicle parked on the property belongs to a resident.
- 5) They are typically installed on windows where it is impossible to see from the exterior under heavy tint, at the top of front windows, or under heavy tint on a rear van window,
- 6) They lose the static cling after several replacement attempts, fall off windows in summer heat and they have problems sticking to dirty glass or in vehicles with cigarette smokers.
- 7) Vehicle owners are rightfully upset if they are fined or towed when the permit falls off their window
- 8) When residents buy a new vehicle, wreck a vehicle, or rent one for a few days, they would be required to obtain a temporary parking permit from the office. This requires availability of personnel 24 hours a day, seven days a week if parking is enforced by fines or towing. It is an inconvenience if residents are unable to park in the parking lot until the office is open so they can obtain the proper temporary parking permit.

**STICK INSIDE** – THESE ARE PERMANENTLY AFFIXED PERMITS, NOT INTENDED TO BE MOVED FROM VEHICLE TO VEHICLE, AND APPLIED TO THE INTERIOR GLASS OF THE VEHICLE. THESE PARKING PERMITS MAY BE SERIAL NUMBERED, USE EXPIRATION DATES, AND COME IN A VARIETY OF COLORS. THEY NEED TO BE REGISTERED WITH MANAGEMENT FOR EACH VEHICLE SO THAT MANAGEMENT HAS THE OPPORTUNITY TO CROSS CHECK ANY PERMIT WITH THE VEHICLE LICENSE NUMBER TO VERIFY THE VEHICLE OWNER AS A RESIDENT.

PRO

- 1) When properly applied these parking permits can only be applied to one vehicle.
- 2) Removing these permits from the glass will usually destroy them.

- 3) These permits cannot be stolen or vandalized without someone breaking into the vehicle.
- 4) These permits can be used without a warning system, since they cannot be stolen or vandalized.

#### CON

- 1) They are typically incorrectly installed on windows under heavy tint, such as at the top of windshields, or under heavy tint on a rear van window, where it is impossible to see from the exterior.
- 2) Frequently, vehicle owners will use scotch tap and tap them to the window so they can be moved from vehicle to vehicle, which voids the accountability of the program when management registers each permit to a vehicle.
- 3) People object if they are too large, blocking vision.
- 4) Vehicle owners do not understand the installation instructions and put them on side windows, etc., and it is difficult and time consuming for inspectors to locate the permit.
- 5) Administering these permits are labor intensive; they require management to maintain a register of what permit number goes with which license number if they are used as intended. This register gives the residents name or unit so management can insure the vehicle parked on the property belongs to a resident.
- 6) Warning systems may be advisable to avoid problems of fines or towing when the permit is in the vehicle, just installed incorrectly.
- 7) When residents buy a new vehicle, wreck a vehicle, or rent one for a few days, they would be required to obtain a temporary parking permit from the office. This requires availability of personnel 24 hours a day, seven days a week if parking is enforced by fines or towing. It is an inconvenience if residents are unable to park in the parking lot until the office is open so they can obtain the proper temporary parking permit.

**REAR-VIEW MIRROR STICKER: THESE PARKING PERMITS ARE SERIAL NUMBERED WITH A VARIETY OF COLORS AVAILABLE. THEY NEED TO BE REGISTERED WITH MANAGEMENT FOR EACH VEHICLE SO THAT MANAGEMENT HAS THE OPPORTUNITY TO CROSS CHECK ANY PERMIT WITH THE VEHICLE LICENSE NUMBER TO VERIFY THE VEHICLE OWNER IS A RESIDENT. THEY STICK TO THE OUTWARD SIDE OF THE REAR VISION MIRROR, AND CANNOT BE MOVED BETWEEN VEHICLES.**

#### PRO

- 1) When properly applied these parking permits can only be applied to one vehicle. Removing them will destroy them.
- 2) These permits cannot be stolen or vandalized without someone breaking into the vehicle.
- 3) They can be easily found by inspectors if the installation instructions are clear that they must be on the rear-view mirror.
- 4) Even if these are installed under heavy tinted windshields they can be easily spotted because the inspector only has to look in one spot.
- 5) These are not an obstruction to vision.

#### CON

- 1) When residents buy a new vehicle, wreck a vehicle, or rent one for a few days, they would be required to obtain a temporary parking permit from the office. This requires availability of personnel 24 hours a day, seven days a week if parking is enforced by fines or towing. It is an inconvenience if residents are unable to park in the parking lot until the office is open so they can obtain the proper temporary parking permit.
- 2) Administering these permits are labor intensive; they require management to maintain a register of what permit number goes with which license number if they are used as intended. This register gives the residents name or unit so management can insure the vehicle parked on the property belongs to a resident.

**HANG-TAG - THESE PARKING PERMITS ARE SERIAL NUMBERED WITH A VARIETY OF COLORS AVAILABLE. THEY NEED TO BE REGISTERED WITH MANAGEMENT FOR EACH VEHICLE TO ASSURE THE OWNER DOES NOT OBTAIN MULTIPLE PARKING PERMITS UNDER THE GUISE OF BEING STOLEN AND PLACE EXTRA PARKING PERMITS ON MULTIPLE VEHICLES IN THE PARKING LOT. THEY ARE HUNG FROM THE REAR VISION MIRROR FACING OUTWARD.**

#### PRO

- 1) These permits are intended to be moved from vehicle to vehicle.
- 2) If residents buy a new car, rent a vehicle or have a guest they can put their permit on any car without notification to management.

- 3) The vehicle must be broken into before the permit can be stolen or vandalized.

#### CON

1. Since the only way to keep track of how many vehicles any one family park on the property, these need to be numbered, and registered to the resident.
2. These are labors intensive to assure that no resident is requesting replacement permits and then parking additional vehicles. To inspect the parking lot, each permit needs to be matched to the resident.
3. Instructions must be understood that these must be hung from the mirror, not laid on the dashboard or rear deck.
4. If these are too large they are illegal to hang and block the driver's vision.
5. Large permits must be removed while driving, and then vehicle owners forget to put them back.

**RTS CUSTOM HANG-TAG- RTS MAKES CUSTOM NUMBERED PARKING PERMITS FOR EACH COMPLEX WITH THE NUMBER ON THE PERMIT MATCHING THE NUMBER OF THE PARKING STALL. IF THERE ARE PARKING STALLS WITH NO NUMBERS, PARKING PERMITS CAN BE NUMBERED TO EQUAL THE NUMBER OF AVAILABLE PARKING STALLS; THEN ASSIGNE THE NUMBERED PERMITS TO RESIDENTS. SINCE THE STALLS ARE NOT NUMBERED, PARKING WOULD BE ON A FIRST COME FIRST SERVE BASES, BUT THE NUMBER OF VEHICLES WITH PERMITS WOULD EQUAL THE NUMBER OF PARKING SPACES (IF THERE ARE 50 OPEN PARKING SPACES, THERE WOULD BE PERMITS NUMBERED 1 – 50, AND ASSIGNED TO RESIDENTS). THEY ARE MADE SMALL ENOUGH TO FIT BEHIND THE MIRROR, OUT OF SIGHT OF THE DRIVER, WITH THE CUSTOM MADE NUMBERS TO THE MANAGER'S SPECIFICATIONS FOR CONTROL.**

#### PRO

1. The resident is 100% responsible for the use and maintenance of their permit. Management is not required to maintain a registration list of vehicles and permits. Permits should be assigned to units, not vehicles or people.
2. Extra or duplicate permits can be sold to residents as a source of revenue.
3. These permits are intended be moved from vehicle to vehicle.
4. If residents buy a new car, rent a vehicle or have a guest they can put their permit on any car without notification to management.
5. The vehicle must be broken into before the permit can be stolen or vandalized.
6. Inspectors can easily inspect for parking violations:
  - a. If stalls are numbered, the only car that can park in that stall must have a matching permit number.
  - b. If stalls are not numbered, only vehicle with the lot number (Permits numbered 1 through the number of spaces available) can park in any lot. If there are several lots, each lot can have a letter (lots "a" or "b", etc. An example of a permit could be numbered, b34). Management cannot distribute more permits than spaces in the lot.
  - c. All permits are in the same location on the mirror
7. Any resident can have as many permits as they want, because they can only park one car in any numbered space, or not more than one of any number on the property at any time.
8. Stolen permits are easily discovered because they can only park in the stall or lot it is made for and easily found.

#### CON

1. Vehicle owners move them from vehicle to vehicle and then forget to hang the permit.
2. Vehicle owners have extra vehicles with duplicate permits and try to park extra cars.