

PARKING RULES AND REGULATIONS

Property Name:		
Resident Name:		
Resident Address:		Apartment #:
Effective Date:		
Assigned covered parking space (s) #	Permit #	Color
Assigned covered 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 showing the violation.
 - 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 DMV 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 driveways of other vehicles.
 - 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 are too easily stolen), 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. The resident may be reimbursed only if they file a police report for their stolen parking permit.
 - 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 is not permitted) 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 may 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.
- 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