

LOREDO LOFTS TOWNHOME ASSOCIATION PARKING POLICY

Adopted 12-2018, Revision OO

Vehicles & Parking

A. Parking is provided for licensed and operable passenger vehicles (including cars, vans, pickup trucks, SUV's and family wagons), within the designated parking areas.

B. A fire lane shall be maintained at all times throughout the parking lots. Any object or motor vehicle in violation and/or impeding emergency access will immediately be towed at the unit/vehicle owner's expense.

C. Vehicles shall be parked within marked and designated parking spaces. Occupants must be prepared to move any vehicle as early as 8:00 am to allow for snow removal. Vehicles hampering snow removal will be towed away at the unit/vehicle owner's expense.

D. No unlicensed, abandoned or inoperable vehicles of any kind shall be parked or stored within the Common Area. An operable vehicle is one that is incapable of being driven under its own propulsion. These vehicles will be towed immediately at the unit/vehicle owner's expense.

E. All vehicles must have a valid Loredo Lofts parking permit displayed on the inside rearview mirror. Permits can be obtained by owners only by contacting property management. Any vehicle parked on the premises without a valid parking permit properly displayed will be tagged and towed after 24 hours at the unit/vehicle owner's expense.

F. Vehicles with the appropriate parking permit parking in one spot in the parking lot for 72 hours or more will be tagged. If not moved in 48 hours from when the tag was placed on the vehicle, they will be presumed to be abandoned and will be towed away at the expense of the unit/vehicle owner. If leaving for extended periods of time, make arrangements with property management.

G. The maximum number of vehicles allowed in the parking lot per unit (as originally constructed) is as follows:

Each unit is limited to 2 parking spaces except under the following circumstances:

- i. guests staying less than 24 hours
- ii. When persons working in an individual unit are on site to work in that unit and have notified management of their presence, duration of work and provided contact information
- iii. On special request by an owner for a limited time

Any of these exceptions may be limited or denied if there is insufficient parking available

Vehicles in excess of the number noted above will be towed at the unit/vehicle owner's expense 24 hours after notice is posted on the vehicle or provided to the unit owner.

H. No parking of commercial vehicles or vehicles over one ton.

I. Parking of recreational vehicles (RV's), trailers, and boats is prohibited. The vehicle, trailer or boat will be tagged and then towed 24 hours after tagging at the expense of the unit owner, trailer or boat. Alternate arrangements for the parking of these types of vehicles must be arranged.

J. No snowmobiles or other recreational vehicles shall be operated within the Common Area. J. Only minor vehicle repairs (i.e. oil change, battery change) are allowed on the premise. In the event of oil or other fluids spilling on the parking surface, the surface will be cleaned and the owner of the responsible unit will be assessed associated charged. Any vehicle causing oil or other fluids to leak onto the parking surface will be issued a violation and the areas cleaned with all associated charges assessed to the responsible unit owner.

ENFORCEMENT OF RULES AND REGULATIONS

The Board of Directors and/or Managing Agent has the authority to enforce against **UNIT OWNERS** for violation of this Parking Policy. It is the responsibility of each **UNIT OWNER** to convey or recoup violation costs from their tenants or guests. The following enforcement procedures shall be implemented:

FIRST OFFENSE: Written notification to Unit owner of violation and request to cure.

SECOND OFFENSE: Hearing and \$100.00 fine.

THIRD OFFENSE: Hearing and \$175.00 fine.

FOURTH OFFENSE: Hearing and \$250.00 fine.

Any Unit Owner who incurs repeat parking violations of 3 within a rolling six month period, will be immediately fined and additional \$150 in addition to the regular schedule of fines.

NOTE: Each day that a violation continues after notice shall be deemed a separate violation. The Board and/or Managing Agent shall have the authority to take remedial action as deemed necessary in addition to the above schedule, including, but not limited to, the filing of a lien, the filing of an action for injunction or money judgment, or filing of a suit for unlawful detainer. The foregoing Rules and Regulations are subject to amendment by the Board of Directors.

LOREDO LOFTS TOWNHOME Association, Inc.

By: _____
President

This Enforcement Policy was adopted by the Board of Directors on _____ day of January, 2019, and is attested to by the Secretary of Laredo Lofts Townhome Homeowner Association.

By: _____
Treasurer