



# REGATTA POINT VILLAS

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## **VEHICLE PARKING POLICY**

### **GENERAL PROVISIONS**

Parking spaces identified and marked by unit number are reserved for the sole use of that corresponding condominium unit and are considered a “Limited Common Area”. It is a violation of this parking policy for any person other than the unit owner to use the parking space without written consent from the unit owner for which the parking space is assigned. All vehicles must be parked within spaces marked so as not to obstruct or reduce an adjacent space or prevent the free flow of traffic.

### **VEHICLE REGISTRATION**

Vehicles must be registered with the Association. Registration forms are available at the office and can be mailed or e-mailed upon request. Each owner shall provide the plate number, make, and model for each vehicle. Vehicles not insured and registered with the Department of Motor Vehicles do not qualify for association registration and will not be permitted on property. The Association cannot assume the risk vehicles present when not insured or registered with the Department of Motor Vehicles. Vehicle registration is mandatory and will help the Association to identify parking problems as they arise. Failure to register a vehicle will result in the penalties this parking policy carries. Any vehicle regularly, consistently, routinely parked on property during the day or night is considered a resident vehicle, not a temporary guest, and must be registered.

### **ASSOCIATION PARKING STICKERS**

Upon registration, a parking sticker will be issued. That parking sticker is to be displayed at all times on the rear windshield for identification purposes. Vehicles that cannot be identified will be subject to penalties and removal from the property.

### **SECOND PARKING SPACE FEE**

A second parking space can be requested for an additional fee. Second parking spaces are limited and will be available on a first come, first serve basis. The fee for a second parking space is \$20 per month. The Second parking space is charged to the Unit owner on the monthly statement. The second parking space fee is subject to change at the discretion of the Board of Directors. Three (3) or more parking spaces will not be permitted.

## **(VEHICLE PARKING POLICY CONTINUED)**

### **VISITORS & TEMPORARY PARKING**

Residents must obtain a Visitors Pass for guest vehicles parked on property day or night. Those issued a valid pass must park in a guest space. The visitor will be required to display the pass in the front windshield at all times. Failure to display the pass will result in parking penalties. Visitor Passes are available at the office during normal operating hours; Monday – Friday, 8am to 4pm. Any vehicle regularly, consistently, routinely parked on property day or night is considered a resident vehicle, not a temporary guest, and must be registered.

### **VEHICLES REQUIRING SERVICE**

Mechanical service and routine operational maintenance to vehicles is not permitted on property. Vehicles leaking large amounts of fluids must be removed immediately. If the vehicle owner cannot be contacted in the event of an emergency, the association reserves the right to tow the hazardous vehicle without further warning. Removal and clean-up costs will be the sole responsibility of the vehicle owner. Any vehicle that is in major disrepair, abandoned or presents a safety hazard, will be subject to the penalties below.

### **PARKING POLICY ENFORCEMENT AND PENALTIES**

Association staff will monitor the parking lot on a regular basis to identify violations, monitor parking “hot spots,” and observe traffic volume. The Association will enforce the parking policy uniformly. Vehicles that are found to be in violation of this parking policy are subject to the following penalties:

- 1) The first parking violation will be a written warning to register or remove the vehicle from the premises within seventy two (72) hours from the date marked. It will carry no fine.
- 2) The second parking violation will be a written warning that the vehicle will be towed in twenty four (24) hours. The Association will impose a fine of \$100 on the vehicle owner and all costs to remove, tow, clean-up and impound the vehicle will be at the sole and full expense of the vehicle owner.
- 3) For chronic, reoccurring parking violations, the Association will take legal action if necessary, which may include seeking an injunction. After the “First” and “Second” violation warnings have been issued, applied and expired, a \$100 fine will continue to be imposed per day. There will be no additional warnings beyond that in paragraph 1 above.