

Shearwater Condominium Association, Inc.

Rules, Regulations and Procedures

XI. VEHICLES AND PARKING

REGISTRATION AND PERMITS

1. All vehicles owned or leased by, or in the possession of, Shearwater unit residents and parked on Shearwater property must be registered with Management on application forms prepared by Management. Registration includes name of owner or lessee, year, make, model, color, tag number and state, and proof of insurance coverage. A copy of the vehicle registration shall be submitted with the application.
2. Each Shearwater unit is entitled to be issued a maximum of two pre-numbered parking permits by Management promptly upon receipt of a properly completed application. A copy of the most recent Parking Rules will be issued simultaneously. The parking permit entitles the holder of the permit to park a registered vehicle in a resident parking space. In no case shall a permit be issued to a vehicle owned or leased by a non-resident of Shearwater. A parking permit will not be issued for a vehicle that may not be parked on Shearwater's common elements (see item 7 below).
3. Pending receipt of a parking permit, the unit resident's vehicle may be parked in a resident parking space and must display a note in the lower left corner of the rear window that explains when a parking permit was applied for.
4. Parking permits must be displayed on the left rear bumper or lower portion of the left rear window.
5. Vehicles not displaying proper parking permits or explanatory notes will be assumed to be non-residents.
6. Management must be notified in writing of any changes in vehicle registration or permit status, e.g. loss, theft, relocation, etc. In the event a permit is lost, a \$25.00 fee will be charged for issuance of a replacement permit. The original permit number will be voided. If a vehicle with a Shearwater decal is sold,

traded, or scrapped, the permit holder must present proof that the decal has been removed before a new decal will be issued for another vehicle. No junk vehicle or other vehicle on which current registration plates are not displayed, trailer, truck (other than pick-up truck), van, camper, camp truck, house trailer, boat or the like shall be kept upon any general common elements, nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out on any of the common elements or within or upon any condominium unit. As additional clarification for the purpose of these rules and regulations and the Shearwater Bylaws, a van is defined as: "a covered vehicle that is designed and intended primarily for moving furniture, goods, equipment, etc., and whose passenger use is incidental to the use of the vehicle for the movement of furniture, goods, equipment, etc." The following vehicles are also forbidden from parking on Shearwater property:

- a. vehicles that are clearly used for commercial purposes such as, but not limited to, those with ladders carried on roof or body racks, those with business advertising or commercial signage, and those with commercial vehicle registration plates
- b. vehicles that extend beyond the length of the 17-foot parking space divider lines when parked front end in as required

7. A limited number of parking spaces are designated for visitors to Shearwater, and visitors may park in these spaces. Visitor vehicles remaining on Shearwater property for more than three (3) days should leave a note in the left rear window indicating whom they are visiting and expected length of stay. Visitor vehicles remaining on Shearwater property for more than seven (7) consecutive days must prominently display a temporary permit issued by Management in the left rear window of the vehicle. It is the responsibility of the Shearwater resident that the guest is visiting to obtain the permit from management.

PARKING

1. Parking is prohibited at red curbs, within lined areas to building entrances, along the entrance driveway and in posted "No Parking" areas. Violators are subject to towing without notice at the expense of the owner.

2. A vehicle parked in a space designated for residents not displaying a valid permit or explanatory note will be subject to towing without notice at the vehicle owner's expense.

3. Parking of service vehicles in resident and guest parking spaces during normal working hours is permitted.
4. Vehicles must be parked in parking spaces front end in.

VEHICLE MAINTENANCE

1. Car washing is permitted only between the hours of 10 a.m. and 6 p.m. and only at the curb line at buildings with hose connections. No car washing is permitted in those areas defined above under PARKING, paragraph 1.
2. Non-emergency repairs shall not be accomplished on Shearwater property.

VIOLATIONS AND ENFORCEMENT

1. Common courtesy and respect for neighbors should be the spirit of the parking rules and regulations. Each Shearwater resident is responsible for understanding and implementing these parking rules and regulations.
2. Violations should be reported to Management for corrective action in accordance with these rules and regulations.
3. Violators of paragraph 1 under PARKING may be towed without warning since these are potential safety violations.
4. Violators of paragraph 2 under PARKING may be towed without warning since the vehicle is not readily identifiable as belonging to a resident.
5. A resident's vehicle in a violation not covered by paragraph 1 or 2 under PARKING will be posted with a violation notice. This notice will specify that within ten (10) days: (1) the violation must cease and desist; or (2) the violator must submit a petition for the Board of Directors.

EXCEPTIONS TO THE RULES

1. Recognizing that extraordinary circumstances may need to be considered from time to time, residents are encouraged to communicate special parking needs, in advance, to Management. Management, in consultation with the Board of Directors, may make reasonable temporary exceptions to these rules to address special needs as long as the intent and spirit of these rules is preserved.