

Alexis Heights Condominiums 2022 Simplified Parking Policy

This Policy replaces all existing parking policies. Policy effective as approved by Board of Directors January 1, 2022. The Alexis Heights Board of Directors and Management may modify this Policy in writing at any time.

1. Backing into parking spaces is always prohibited (including covered and uncovered spaces). Reverse parked cars will be subject the vehicle to immediate tow. Valid tags\plates must always be able to be seen from roadways throughout parking lot. Vehicles are not permitted to overlap the curbs or walkways in front of the car, nor the spaces on either side of them
2. Each unit is assigned 1 covered and may use 1 uncovered space. Use of more than 1 covered and 1 uncovered space prohibited without written authorization (requests can be made at alexisheights.com) of Management
3. Guest may park in non-covered spaces, while visiting a resident, but all parking rules are the responsibility of the Resident
4. Disabled Parking Spaces are marked with ADA blue paint and signs. No parking or idling in the space is permitted at any time unless the vehicle displays a valid Disabled Permit. Violation of this will result in immediate tow and possible citation by LVMPD
5. Any vehicle parked in a marked 15-minute space more than 15 minutes will be immediately towed without warning or notice
6. Any vehicle parked on Alexis Heights Property without valid\current registration\insurance is subject to immediate tow
7. No washing, maintenance, or mechanical work is permitted on any vehicle at any time on Alexis Heights Property. Violation will be issued, and a fine, and possible tow may result
8. Vehicles leaking fluids (oil, coolant, other fluids, etc.) will be issued fine, and may be towed. Cleanup\remediation for fluid leaks will be billed to the unit owner and vehicle may be towed without notice
9. No vehicle may be parked in an uncovered space without movement for more than 48 hours
10. No resident items are permitted to be stored in spaces other then cars\approved vehicles. No gas cans, car parts, etc. stored in view in lot
11. If there is a dispute as to a covered space, security will have the assignments and if a vehicle not registered to a unit shall be immediately towed without notice
12. Unit owners are responsible for ensuring their tenants compliance. Fines levied will be done so to the unit account
13. Parking or leaving vehicle unattended in a red fire lane at any time will result in immediate tow and possible fine by LVMPD. No vehicle may overlap the divider line between spaces, nor encroach into walkway, driveway, or over a curb.
14. Driving at speeds more than 5 mph is prohibited at any time on Alexis Heights Property. All traffic rules must be followed in parking lot
15. Commercial Vehicles are not allowed on property unless performing a service\delivering goods\services. Residents who have a vehicle which is a shared commercial vehicle\personal vehicle must first obtain authorization to park at Alexis Heights
16. No vehicles may be stored on property. Inoperable vehicles are not allowed on premises (broken windows, flat tires, etc)
17. Trailer, RV\boats\any other non-street legal motor vehicle is not allowed on property and will be subject to immediate tow
18. Loud engines, burning rubber, and other excessive noises will be considered violations and unit owner will be fined
19. Parking areas\common areas\balcony\stairways\landings\entry ways may never be used for storing scooters\bikes\motorbikes
20. Roller skates, roller blades, scooters, are prohibited from being used at any time on Alexis Heights Property. Bicycles may be used following the rules of the road, however, must be walked when on pathways or sidewalks\non-driveways

If a violation occurs for any of the above rules, Security will place a violation on the vehicle. Depending on the severity, the vehicle may be towed in 48 hours, 24 hours, or immediately. The towing cost, as well as any civil fines\penalties are the responsibility of the Unit owner, Tenant, and it is expected that all residents communicate the Parking Policy to guests. Repeat offenses of this policy may result in restrictions, suspension or termination of the Resident's parking privileges.