



SUPPLEMENTAL RULES & REGULATIONS

PARKING

VEHICLE PARKING/GARAGE USE:

- a. Owner/resident and any other occupant of a commercial or residential unit are required to park only in their assigned parking spaces. If assigned parking is not available for additional owner/resident/occupant vehicles, the owner/resident/occupant must use available public parking not within Association control.
- b. Guest vehicles must be valet parked unless valet is full, subject to further restrictions contained herein; offsite public parking not within Association control must be used when valet parking is not available. All guests utilizing temporary overnight parking are required to leave vehicle keys with the front desk staff for valet use. Failure to leave vehicle keys with front desk staff, when utilizing overnight temporary parking may result in a tow at the owner's expense.
- c. Only street-legal licensed passenger vehicles are permitted to park upon CityPlace South Tower premises. Specifically, no parking/storage of watercraft of any type, recreational vehicles, trailers, all-terrain vehicles, motor homes, canoes, kayaks, Segways, non-motorized scooters or similar-type items will be permitted on the premises. No other items or objects may be stored or placed in the parking space or any other area within the garage without the written consent of the Association. Bicycles or other manual transportation devices must be stored in the designated areas only and such accommodations are on a first come, first served basis, as assigned by the Association.
- d. All owners/residents/occupants are required to adhere to parking garage speed limits, as posted, while driving within any and all areas of the parking garage. Failure to adhere to posted speed limits will result in a violation and possible fines.
- e. All owners/residents/occupant vehicles are to be registered with the Management Office and are to have a CPST decal displayed in the vehicle by hanging the decal



on the front windshield rear view mirror, or as otherwise required to be displayed in the sole discretion of the Association.

f. Any resident or other authorized unit owner or occupant of a commercial or residential unit shall be entitled to the use of the Association's valet service for the parking of no more than two (2) vehicles at any time, except as may be approved by the Board from time to time, in writing, for special circumstances, as determined by the Board in its sole discretion.

TOWING/BOOTING:

a. Unauthorized vehicles are subject to being towed/ booted while on the premises at any time, and without prior notice to the vehicle owner.

b. Unauthorized vehicles are those vehicles that are not properly registered with Management, or vehicles that do not have a resident decal properly displayed, or vehicles that do not belong to a Resident or registered Guest, or vehicles that are not subject to control by Valet.

c. Guests may not have access to, or park within, the gated resident garage at any time. Such vehicles will be immediately towed without notice and at the vehicle owner's sole expense.

d. Long term guests and permanent guests shall have access to utilize the assigned parking space of the unit owner they are guests of, subject to: (i) availability; and (ii) vehicle registration with the management office.

e. Residents are obligated to inform the Front Desk or Management Office if they are driving a rental car, loaner car, or vehicle other than that which is registered to their unit with Management. Temporary passes will be issued to those Residents to account for these vehicles being parked upon the premises.

f. Under no circumstances are vehicles to be parked in the Commercial spaces in the Parking Garage. Any such vehicle will be towed/ booted at the vehicle owner's expense and without prior notice.

g. Management assumes no liability whatsoever for any cost or damages resulting from the towing/booting of a vehicle from/upon CityPlace South Tower premises.