

## Rules and Regulations:

- a. Parking spaces are to be used only for parking vehicles. No storage of any kind is allowed in a parking space.
- b. If a household has more vehicles than assigned spaces, the additional vehicles, if authorized, must be parked in "unassigned" parking areas. Any Resident vehicles not listed on page 1 must be parked off-site.
- c. Owner/Agent does not guarantee the use of a parking space. Unassigned parking spaces will be made available on a first-come, first served basis.
- d. Residents with parking identification must park in their assigned parking space(s) or in areas marked for resident parking.
- e. Guest parking is for non-residents only. Resident's vehicles parked in guest parking will be subject to towing.
- f. Motorcycles and mopeds must be parked in a parking space and registered as stated above.
- g. Resident and guests are not allowed to park boats, commercial vehicles, trucks of one-ton and above, trailers and/or recreational vehicles without the express written approval of management, which is subject to space availability and restrictions.
- h. The speed limit in the parking area and driveways is 5 M.P.H.
- i. Neither the Owner nor the Agent accepts responsibility for the damage or theft of any of Resident's or Resident's guest's vehicles, or contents, or for injuries involving any vehicle in the parking lot. Owner/Agent shall not be responsible for personal property lost in or stolen from parking areas. Use of the parking areas shall be at the sole risk of Resident and their guests. Residents and Resident's guests should remove valuables and lock the doors of vehicles.
- j. Resident assumes all responsibility, indemnifies and holds Owner/Agent harmless for any damages or claims that may be caused by or arises out of Resident's (or Resident's guest(s)) use of parking areas.
- k. Residents must obey all Oregon Motor Vehicle laws, traffic laws and posted signs. Residents may not park in handicapped parking areas (unless they have a valid handicapped permit), red fire lanes, visitor spots, on lawns or other common areas not designated for parking, or blocking entrances, thoroughfares, walkways and/or dumpsters.
- l. No toxic, hazardous or flammable materials may be stored by Resident at any time in any vehicle or parking space.
- m. Resident(s) agrees to pay for any damages caused to the parking areas by the Resident(s) or their guests.
- n. Either party of this agreement may give a thirty (30) day notice to vacate a parking space which is assigned in this agreement. Spaces are assigned on a month to month basis only. Owner/Agent reserves the right to change the location of Resident's assigned parking space(s) with 30 days written notice.
- o. Resident(s) agree to keep their vehicle street legal, in good working order, licensed and insured, and must be in good repair which will be determined at the discretion of management. Vehicles leaking oil or other fluids must be repaired or removed immediately or this parking agreement may be terminated by landlord. Washing of vehicles on the property is prohibited unless a specific washing area is designated. No vehicle repair work is allowed on the property.
- p. Any violation of this Parking Agreement is a material noncompliance with the rental agreement. Failure to have proper and current registration of vehicles or parking of an unregistered vehicle on the property is a lease violation and a violation of this agreement.
- q. Owner/Agent shall have the right to temporarily close the parking areas or certain areas therein in order to perform necessary repairs, maintenance and improvements to the parking areas.
- r. The parking lots of the complex present substantial dangers because of the movement of motor vehicles. To ensure the safety of all residents, no one shall play in the parking areas.

## Towing:

- a) Owner/Agent may tow vehicles without notice to the owner or operator of the vehicle if the vehicle:
  - i) blocks or prevents access by emergency vehicles;
  - ii) blocks or prevents entry to the premises;
  - iii) violates a prominently posted parking prohibition;
  - iv) blocks or is unlawfully parked in a space reserved for persons with disabilities;
  - v) is parked in an area not intended for motor vehicles, including, but not limited to, sidewalks, lawns, and landscaping;
  - vi) is parked in a space reserved for tenants and does not display a parking tag, sticker, identification or other device if required on page 1; or
  - vii) is parked in an assigned space and Owner/Agent has permission from the Resident to whom it has been assigned to tow the vehicle.
- b) Owner/Agent may tow inoperable vehicles that are otherwise parked in compliance with this agreement after affixing a prominent 72 hour notice to the vehicle stating that the vehicle will be towed if it is not removed or otherwise brought into compliance with this agreement.