

Parking Rules and Regulations

1. The Lessee shall indemnify and hold the Lessor harmless from any injury, loss, or damage to personal property on the parking areas, the ways, approaches, and exits thereto caused by or resulting from use by the Lessee or the Lessee's visitors, guests, contractors, agents, licensees, servants, and the like and not caused by the negligence of the Lessor.
2. Any breach of the law or the rules set forth in this policy and its future updates may result in the towing of the offending vehicle without notice at the risk and expense of the vehicle's owner.
3. All vehicles parking on the property must possess a valid parking permit issued by Management. Parking permits will only be issued to current residents.
4. A vehicle must be registered to a leaseholder at their on-site address to obtain a parking permit. In most cases registration addresses can easily be updated on the DMV/RMV website. Once the address has been updated online, simply bring the confirmation page to Management.
5. The resident must have a current, valid driver's license on file with the Management Office.
6. Commercial vehicles that are not the property of the resident will not be issued a parking permit.
7. All parking permits are for the use of the vehicle to which it was issued. Transfer to another vehicle will render the permit invalid and subject the vehicle to towing. Should you sell your vehicle, please remove the parking permit and return it to the Management Office. If you purchase a vehicle, please contact Management to acquire a new permit which will be issued for that vehicle.
8. Wherever this document refers to the towing of a vehicle in breach of these policies, the tow and storage of the vehicle will be at the risk and expense of the vehicle's owner.
9. Vehicles must have insurance and display a current registration, license plate, and inspection sticker. Expiration of these may result in the towing of the vehicle from the property.
10. Vehicle sale or storage on the property is not permitted.
11. No campers, scooters, mopeds, mini-bikes, semi-tractor or trailer, mobile homes, buses, ski mobiles, boats, boat parts, or any other non-passenger vehicles shall be used or stored without the prior written consent of Management. Vehicles in violation of this policy will be towed without notice.
12. Vehicles must be kept in good working order and must be safe to the public. No automobiles that are improperly licensed, improperly registered, or derelict (in the opinion of Management) will be permitted on site and will be towed at the risk and expense of the vehicle's owner.
13. Parking must be in marked areas intended for resident permit parking. Parking in fire lanes, sidewalks, oil delivery points, planting areas, reserved spaces, and the like may result in the towing of a vehicle.
14. All drivers on the property must obey the posted traffic and parking control signs throughout the site.
15. With the exception of changing a flat tire or jump-starting a stalled vehicle, no mechanical work of any type is permitted on the property (oil change, brake work, exhaust repair, etc.).
16. Vehicles are not to be washed on the property.



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- 17. At no time may a vehicle be covered by a tarp or any other covering.
- 18. Joy riding, racing, or any other form of activity which (in the opinion of Management) is dangerous or hazardous to other residents or the property, is forbidden.
- 19. It may be occasionally necessary for Management to block off areas of parking lots, limit areas of parking, and/or require residents to move their cars for maintenance, construction, snow removal, or other operational issues pertaining to the buildings and grounds. Management reserves the right to alter, modify, or remove parking privileges upon notice to residents. Residents are required to respect and comply with these limitations. Non-compliance may result in a vehicle being towed at the owner's risk and expense.
- 20. During a snow emergency, additional parking restrictions may be put into place, depending on the amount of snow and/or duration of the storm. All vehicles on property must be cleaned off of snow and moved within (8) eight hours of a storm, unless otherwise specified by Management, in order for snow removal to clean the parking lot.
- 21. Management requires all residents to notify the Management Office if (s)he will be out of town and is leaving the vehicle parked on the property as it may be necessary to have the vehicle moved.
- 22. Visitors must abide by all regulations set forth in this policy. If a visitor's vehicle is observed as being present for an extended period of time, this may lead to the towing of the vehicle and an investigation regarding a potential unauthorized occupant.

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The initials below signify that all Residents have received this document and agree to the terms within.

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23. Each person requesting a sticker must have a valid, current registration. Additionally, the registration must be listed in a leaseholder or occupant's name. If a person living at Queen Anne's Gate Apartments is a full-time student and the vehicle is not listed in his/her name, he/she must provide documentation that he/she is currently enrolled as a full-time student. If a person leases a vehicle and the registration lists the leasing company's name, he/she must provide a copy of the car's lease in order to obtain a parking sticker.
24. Each household is allowed only one free parking registration per bedroom in their home. Any resident requiring an additional parking registration will be charged an additional monthly fee. Residents are allowed only one additional vehicle registration.
25. **The parking sticker must be placed on the bottom left corner of the front windshield.** If a parking sticker is placed in any other area (including the top of the windshield), it will be considered invalid and your vehicle may be towed at your risk and expense.
26. The registration number listed on the resident parking sticker issued by Queen Anne's Gate Apartments must match the license plate affixed to the vehicle. If the information does not match, the vehicle may be towed at owner's risk and expense.
27. If you sell or dispose of your vehicle, your parking sticker must be returned to the Management Office. Failure to return the parking sticker will result in a \$50.00 fee being charged to you and/or your account.
28. If you are unable to remove the sticker due to extenuating circumstances, documentation of the sale must be provided to the Management Office. This includes broken windshields (the \$50.00 fee will be waived if an accident or insurance report is submitted to the Management Office indicating replacement of the windshield).
29. Residents may not sell or trade their parking stickers with other residents and/or non-residents. Such activity will deem the parking sticker invalid. Any vehicle with an invalid sticker will be towed at owner's risk and expense.
30. Upon move-out a person's sticker becomes invalid. If you are transferring to another apartment within Queen Anne's Gate, please make arrangements to come to the Management Office with all the necessary documentation to obtain a new parking sticker and/or update your information in our files to avoid having your vehicle towed as your sticker will be considered invalid upon move out.

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