

THE HIGHLANDS CONDOMINIUMS ASSOCIATION, INC.

REVISED PARKING RULES APPROVED MAY 25, 2021

- I. All owners, tenants and visitors are responsible for the compliance with the parking rules.
- II. Specific space(s) is/are assigned to each unit. Only authorized resident vehicles may park in The Highlands parking area. All other vehicles must park outside the building.
- III. All residents must register their vehicles with the Association via the Management Company. Any changes must be reported immediately to the Management Company.
- IV. No repairs or extraordinary maintenance of vehicles shall be carried out upon the common elements. Damage to the common elements will be assessed to the unit owner, or its tenant that caused the damage.
- V. Vehicles must be parked evenly between the designated space lines.
- VI. Vehicle bumpers should not protrude over the curb.
- VII. Towing will be enforced. All associated costs involved will be the responsibility of the violating vehicle owner. All vehicles illegally parked in the following areas may be towed without notice by the Board of Directors of the Management Company:
 1. Vehicle(s) parked in parking space that is not assigned to them.
 2. Vehicle(s) blocking access to the emergency exits or dumpster areas at any time.

Please contact Alpine Towing at 305-889-2800.
- IX. The towing of vehicles(s) parked in a space designated for another will be handled as follows:

Residents who have their assigned space occupied by an unauthorized vehicle should make every effort to locate the owner of the vehicle prior to towing. It is the sole responsibility of the resident assigned to a particular reserved space to call the designated towing company. Management cannot call the towing company for them.

The caller will be requested to provide their name, telephone number, unit / building number, parking space number, the make / model and license number of the vehicle to be towed. The caller will also be requested to meet the tow truck driver at the location from which the vehicle is to be towed and present the proper identification, including a towing authorization letter, which may be obtained from the Management

Company. The caller must also be present during the entire towing process and sign the tow slip. Towing will only be authorized from the parking space assigned to you.

- X. Towing must be performed in accordance with the City, County and State towing laws. If a resident improperly causes a vehicle to be towed, the resident so causing the towing will be responsible for and all charges incurred. All residents should carry adequate insurance to protect themselves from liabilities involved with towing and contact their insurance carrier to make they have adequate coverage.
- XI. No unlicensed vehicles, recreational vehicles, boats, vehicles bearing commercial logos or advertisement, boat trailers, camping trailers or motor vehicles of any kind except passenger cars or passenger van-type vehicles and other vehicles approved by the majority of the Board of Directors shall not be parked or stored in or any condominium units or common elements.

As matter of policy and by a majority vote of the Board of Directors, it is resolved that the following type of vehicles may not park in the community:

- NO unlicensed vehicles
- NO inoperable vehicles
- NO recreational vehicles (i.e. campers, motor homes, jet skis, waver runners, etc.)
- NO boats
- No trailers (i.e. boat, campers, jet skis, waver runners, etc.)
- NO trucks or vans over $\frac{3}{4}$ ton capacity
- NO limousines

It is further resolved that the Board of Directors has approved by a majority vote, the parking of the following vehicles in the parking areas of the general common elements:

- Passenger cars
- Pick-up trucks (not exceeding $\frac{3}{4}$ ton capacity)
- Passenger van type (not exceeding $\frac{3}{4}$ ton capacity)
- Taxicabs

Vehicles in violation of this Rule will be towed five (5) days after being posted. Once posted if a vehicle leaves the community and returns and is still in violation, it will be automatically towed with no further notice.

Vehicles in violation of Rule VI or VII may be towed without notice.