

**PARKING POLICY  
OF RIVERSIDE COURT CONDOMINIUMS ASSOCIATION PHASE II  
EFFECTIVE AS OF 11-01-2003  
(SUPERCEDES ANY AND ALL PREVIOUSLY ISSUED PARKING POLICIES)**

**01) ENTITLEMENT TO PARK:**

EVERY UNIT IS ENTITLED TO ONE (THEIR PRIMARY) PARKING SPOT  
POLICIES REGARDING TO ADDITIONAL PARKING SPACES ARE FURTHER DOWN.

**02) LEGALITY OF VEHICLES:**

BEFORE A PARKING PERMIT CAN BE ISSUED TO ANY ONE VEHICLE, COPY OF  
REGISTRATION, DRIVER'S LICENCE AND PROOF OF INSURANCE MUST BE FILED  
WITH THE OFFICE.  
THE VEHICLE(S) MUST HAVE A CURRENT LICENSE PLATE AND SAFETY INSPECTION  
DECAL.  
AS VEHICLES AND THEIR STATUS CHANGE, THIS INFORMATION MUST BE UPDATED.  
MANAGEMENT AND THE BOARD HAS THE RIGHT TO REQUEST AN UPDATE OF ANY  
INFORMATION OF ANY VEHICLE.

**03) OPERATIONAL CONDITION OF THE VEHICLES:**

NO INOPERABLE VEHICLES MAY REMAIN ON THE PREMISES FOR LONGER THAN  
36 HOURS. THIS INCLUDES (BUT NOT LIMITED TO) VEHICLES WITH FLAT TIRE(S),  
LEAKING ANY VEHICULAR FLUID(S), AND EXHIBITING UNSIGHTLY APPEARANCE  
OR BROKEN WINDOW(S).

**04) SIZE LIMITATIONS OF VEHICLES:**

ONLY PERSONAL TRANSPORTATION VEHICLES (CARS, VANS, PICK-UP TRUCKS,  
SUV'S) ARE ALLOWED ON THE PROPERTY.  
NO TANDEM WHEEL VEHICLES, OVERSIZE (COMMERCIAL) VEHICLES, RV'S, CAMPERS  
OR BOATS (WITH OR WITHOUT TRAILERS) ARE ALLOWED ON THE PROPERTY.

**05) ALLOCATION OF PARKING SPACES:**

ALLOCATION OF PARKING SPACES IS TO BE BASED ON EQUAL DISTANCE OF WALK  
TO THE FRONT DOOR OF THE UNIT, UNLESS A RESIDENT IS IN SOME WAY HANDI-  
CAPPED. AS UNITS BECOME RESOLD OR RE-RENTED, ALL PARKING SPOTS ARE  
SUBJECT TO REASSIGNMENT.

**06) PARKING TAGS:**

ALL VEHICLES INTENDING TO PARK ON THE PROPERTY MUST HAVE AND VISIBLY  
DISPLAY THE PARKING TAG ASSIGNED TO THEM BY THE MANAGEMENT OFFICE.  
TWO LEGALLY INSURED VEHICLES ASSOCIATED WITH THE SAME UNIT CAN HAVE  
TAGS FOR THE SAME (ONE) PARKING PLACE. ONLY ONE VEHICLE CAN BE PARKED  
IN THE SPOT INDICATED ON THE PARKING TAG IN THE SAME TIME. THE OTHER VE-  
HICLE MUST PARK OFF PROPERTY, UNLESS THEY HAVE BEEN ASSIGNED A SECOND  
PARKING SPACE BY THE OFFICE, AND THEY ARE CURRENT ON ALL THEIR FEES,  
INCLUDING CONDO FEES, FINES AND FEES ASSOCIATED WITH THEIR ADDITIONAL  
PARKING SPACE(S).

A FAMILY HAVING MORE THAN ONE REGISTERED VEHICLE AND MORE THEN ONE AS-  
SIGNED SPOT MAY SWAP SPACES AMONG THEMSELVES AS LONG AS THE OTHER-  
WISE REGISTERED VEHICLE DISPLAYS THE PARKING TAG APPROPRIATE FOR THE  
THE SPACE OCCUPIED. IN OTHER WORDS, A VEHICLE DISPLAYING A 251 TAG

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CAN NOT OCCUPY THE 084 SPOT EVEN THOUGH THAT SPOT IS ASSIGNED TO ANOTHER VEHICLE OWNED BY THE SAME RESIDENT, UNLESS DISPLAYING A 084 TAG.

**07) REVOCATION OF PARKING TAGS:**

A PARKING TAG MAY BE REVOKED IF DISPLAYED IN A VEHICLE NOT REGISTERED WITH THE OFFICE WITH UP TO DATE INFORMATION (REGISTRATION, DRIVER'S LICENSE AND INSURANCE) AND NOT STREET LEGAL (LICENSE PLATE, BRAKE TAG, ETC).

BOOTING AND TOWING WILL TAKE PLACE IF THE PERSON TO WHOM THE TAG HAD BEEN ISSUED HAD BEEN NOTIFIED OF THE REVOCATION YET REFUSING TO SURRENDER THE RECALLED PARKING TAG.

**08) ASSIGNED PARKING:**

NO ONE IS TO PARK IN ANY SPOT OTHER THAN THEY HAVE A TAG FOR. IF PERMISSION IS GIVEN BY ONE RESIDENT TO ANOTHER RESIDENT OR VISITOR TO USE THEIR SPOT FOR ANY DURATION, THE RESIDENT GRANTING SUCH PERMISSION MUST ALSO TURN OVER THEIR PARKING TAG TO THE PERSON GIVEN THE TEMPORARY PERMISSION TO USE THE SPOT. IF THE "PERMISSION TO USE" IS FOR MORE THAN ONE DAY, SUCH AN AGREEMENT MUST BE IN WRITING AND FILED WITH THE MANAGEMENT OFFICE. THE AGREEMENT IS FREELY REVOCABLE BY THE GRANTOR, BUT THE RETRIEVAL OF THEIR TAG IS ALSO THEIR RESPONSIBILITY. UNTIL THEIR PARKING TAG IS RETRIEVED AND DISPLAYED IN THEIR OWN VEHICLE, THEIR LOAN AGREEMENT WILL NOT BE RELEASED BY THE OFFICE AND THEY WILL NOT BE ALLOWED TO PARK IN THEIR OWN (BUT "STILL ON LOAN") SPACE. ANY PERSON GRANTING SUCH "PERMISSION TO USE" IS ALSO RESPONSIBLE FOR THE LEGALITY OF THE VEHICLE USING THEIR PARKING TAG.

**09) ADDITIONAL PARKING SPACES:**

ONLY UNITS WITH TWO LICENSED DRIVERS ACTIVELY USING TWO VEHICLES CAN HAVE A SECOND PARKING SPACE ASSIGNED TO THEM. SECONDARY PARKING SPACES WILL NOT BE ISSUED TO UNITS WITH ONLY ONE REGISTERED VEHICLE OR ONE LICENSED DRIVER. OWNERS CAN NOT HAVE A DISCRETIONARY SECOND PARKING SPACE RESERVED JUST FOR THEIR OWN VISITORS. ANY UNIT CURRENTLY EXEMPT FROM THIS RULE IS SUBJECT TO CHANGE AT THE DISCRETION OF MANAGEMENT OR THE BOARD.

THE UTILIZATION OF THE 2ND OR 3RD SPOT MUST BE AT LEAST 75%, MEANING THE UNIT MUST HAVE A VEHICLE ACTIVELY USING THAT SPOT AT LEAST 75% OF THE TIME (MOVING IN AND OUT AT REGULAR INTERVALS OR PARKING OVERNIGHT).

**10) PRICING OF SECONDARY AND ADDITIONAL SPACES PER MONTH:**

	INSIDE	OUTSIDE	
SECONDARY ACTIVE	20.00	15.00	
SECONDARY INACTIVE	30.00	20.00	(SUBJECT TO AVAILABILITY)
THIRD SPOT ACTIVE	N/A	25.00	(SUBJECT TO AVAILABILITY)
THIRD SPOT INACTIVE	N/A	N/A	(N/A = NOT AVAILABLE)

NONPAYMENT OF ANY FEE (CONDO, FINE OR PARKING, ETC.) MAY RESULT IN THE LOSS OF PARKING PRIVILEGES.

**11) EMERGENCY VISITOR SPACES:**

EMERGENCY VISITORS SPACES ARE IDENTIFIED BY THEIR RED STRIPING AND/OR THEIR POSTED "FIRE LANE" SIGN.. THESE SPACES ARE FOR EMERGENCY VISITS

SECRETARY RCCA II

(BY POLICE, FIRE, AMBULANCE OR PHYSICIAN) ONLY AND ARE LOCATED NEAR EACH BUILDING. THE EMERGENCY NATURE OF THE VEHICLES PARKED THERE MUST BE PLAINLY VISIBLE. OTHERS WILL BE FINED, BOOTED AND/OR TOWED.

**12) INSIDE VISITOR SPACES:**

OVERNIGHT PARKING BY VISITORS INSIDE THE GATE IS BY PERMIT ONLY AND (AT THE DISCRETION OF MANAGEMENT OR BOARD) IT IS LIMITED TO A 5 DAY MAXIMUM.

"VISITOR(S)" NEEDING TO SPEND MORE THAN THE 5 SUCCESSIVE DAY AND NIGHT LIMIT OF A VISITOR'S PASS NEED GET ON THE LEASE OF THE PARTICULAR UNIT'S LEASE AS A TEMPORARY RESIDENT, AND THEY NEED TO APPLY FOR AN ASSIGNED PARKING SPACE. EACH UNIT OWNER (RESIDENT) IS RESPONSIBLE FOR INFORMING THEIR VISITORS OF THE ASSIGNED NATURE OF ALL PARKING SPACES AND THEIR LIMITATIONS. UNIT OWNERS AND RESIDENTS MAY BE FINED FOR THEIR VISITORS' PARKING VIOLATIONS.

WHILE ON THE PROPERTY, RESIDENTS ARE RESPONSIBLE FOR THE LEGALITY OF THEIR VISITORS' VEHICLE(S).

VISITORS WITHOUT A VISIBLY DISPLAYED VISITOR'S PERMIT MUST PARK OFF RCCA PROPERTY. OLYMPIC STREET IS A POSSIBLE SUGGESTION.

**13) OCCASIONAL AND RANDOM VISITORS:**

RANDOM VISITOR SPACES ARE LOCATED OUTSIDE THE GATES, ZAND IT IS ALSO BY PERMIT ONLY. THE TIME LIMIT FOR THE OCCUPANCY OF THE VISITOR SPOTS IS 2 HOURS FROM ISSUE TIME OR MIDNIGHT THAT NIGHT, WHICHEVER COMES FIRST.

THESE MAY BE SPACES THAT ARE OTHERWISE ASSIGNED TO CURRENTLY VACANT UNITS. AS THIS LIST IS VARIABLE, THE LIST OF RANDOM GUEST SPOTS IS UPDATED BY THE MANAGEMENT OFFICE AS FREQUENTLY AS THEY CHANGE.

PLEASE DO NOT ASSUME THAT IF A CERTAIN PARKING SPOT WAS AVAILABLE AS A VISITOR'S SPOT ONE DAY WILL ALSO BE AVAILABLE THE NEXT (OR ANY OTHER DAY). A RETURNING OWNER OR RESIDENT WITH A VALID PARKING TAG FOR THAT PARKING SPOT HAS THE RIGHT TO CALL 911 AND HAVE THE OFFENDING VEHICLE TICKETED AND/OR TOWED.

THE LIST OF RANDOM VISITOR SPACES IS MADE AVAILABLE ONLY TO PERSON(S) AUTHORIZED TO ISSUE TEMPORARY SHORT TERM VISITOR'S PERMIT(S). MANAGEMENT AND DULY AUTHORIZED PERSONS ALSO HAVE THE PREROGATIVE OF ISSUING TEMPORARY PARKING PERMITS TO VISITORS OR RESIDENTS TO PARK IN AREAS NOT NORMALLY ALLOWED FOR PARKING. THIS IS TO ACCOMMODATE SPECIFIC SITUATIONS.

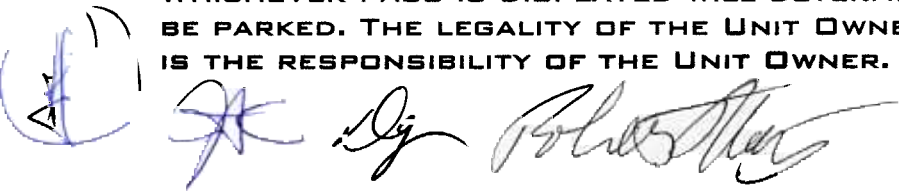
VISITOR SPACES ARE NOT TO BE OCCUPIED BY RESIDENTS WITH ASSIGNED PARKING SPACES, UNLESS THEY ARE ISSUED A TEMPORARY PERMIT TO DO SO FOR A SPECIFIC REASON.

VISITORS WITHOUT A VISITOR'S PERMIT MUST PARK OFF RCCA PROPERTY. OLYMPIC STREET IS A POSSIBLE SUGGESTION.

**14) INVESTOR OWNER'S (VISITOR) PASS:**

INVESTOR OWNERS SHOULD RETAIN AN EXTRA PARKING PASS FOR THE SPACE ASSIGNED TO THEIR UNIT. THIS PASS IS TO BE USED WHEN VISITING THE PROPERTY AND THE SPACE IS AVAILABLE. INVESTOR OWNERS COULD ALSO REQUEST A PERMANENT VISITOR'S PASS THAT IS VALID FOR A LIMITED TIME ONLY FOR THOSE TIMES WHEN THE ASSIGNED SPACE IS OCCUPIED.

WHICHEVER PASS IS DISPLAYED WILL DETERMINE WHERE THE VEHICLE NEEDS TO BE PARKED. THE LEGALITY OF THE UNIT OWNER'S OR HIS CONTRACTOR'S VEHICLE IS THE RESPONSIBILITY OF THE UNIT OWNER.



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**15) TO OBTAIN A VISITOR'S PERMIT:**

WHEN POSSIBLE, VISITOR'S PASSES NEEDS TO BE ARRANGED FOR PRIOR TO THE ARRIVAL OF THE VISITOR AND DURING OFFICE HOURS. OTHERWISE THE PAGER NUMBER 824-1954 MUST BE CALLED, AND THAT COULD RESULT IN DELAYS. NO OVERNIGHT PARKING IN OUTSIDE VISITOR SPACES, UNLESS SO SPECIFIED ON THE PERMIT BY MANAGEMENT.

"VISITOR(S)" NEEDING TO SPEND MORE THAN THE 5 SUCCESSIVE DAY AND NIGHT LIMIT OF A VISITOR'S PASS NEED GET ON THE LEASE OF THE PARTICULAR UNIT AS A TEMPORARY RESIDENT, AND THEY NEED TO APPLY FOR AN ASSIGNED PARKING SPACE. EACH UNIT OWNER (RESIDENT) IS RESPONSIBLE FOR INFORMING THEIR VISITORS OF THE ASSIGNED NATURE OF ALL PARKING SPACES AND THEIR LIMITATIONS AND THEY MAY BE FINED FOR THEIR VISITORS' PARKING VIOLATIONS. VISITORS WITHOUT A VISITOR'S PERMIT MUST PARK OFF RCCA PROPERTY. OLYMPIC STREET IS A POSSIBLE SUGGESTION.

**16) VISITOR'S PERMIT IS TO BE DISPLAYED:**

VISITORS MUST HAVE A LEGITIMATE VISITOR'S PASS POSTED ON THEIR DASH. THESE ARE ISSUED BY THE OFFICE OR AN AUTHORIZED BOARD MEMBER ON DUTY. IN ADDITION TO A VISITOR'S PARKING PERMIT, VEHICLES PARKED IN THESE SPACES MUST DISPLAY A PHONE AND UNIT NUMBER ON THEIR DASH TO CONTACT THE OWNER OF THE VEHICLE IN CASE THE VEHICLE NEEDS TO BE MOVED. VEHICLES FOUND IN VISITOR SPACES WITHOUT CONTACT INFO, OR PARKED OVERNIGHT WITHOUT A SPECIFIC PERMIT TO DO SO ARE SUBJECT TO BE TICKETED, BOOTED AND/OR TOWED.

**17) ILLEGAL PARKING EXAMPLES INCLUDE (BUT NOT LIMITED TO):**

- A. ANYONE PARKING IN A SPACE OTHER THAN ASSIGNED TO THEIR OWN VEHICLE.
- B. ANYONE VISITING AND PARKING IN A SPACE ASSIGNED TO ANOTHER VEHICLE.
- C. ANYONE ON THE PROPERTY WITHOUT CURRENT VEHICLE INSURANCE AND REGISTRATION INFORMATION.
- D. ANYONE PARKING IN A FIRE LANE OR PASSENGER DROP-OFF OR PICK UP ZONES. THESE AREAS ARE MARKED IN RED.
- E. ANYONE PARKING IN ANY AREA THAT IS NOT SPECIFICALLY DESIGNED FOR PARKING SUCH AS BY THE DUMPSTER OR GAS METER, OR BLOCKING A DRIVEWAY OR ANOTHER PARKING SPACE, ETC, UNLESS THE VEHICLE IS VISIBLY DISPLAYING A TEMPORARY OR VISITOR'S PERMIT ISSUED BY THE OFFICE OR BY AN AUTHORIZED AND AVAILABLE BOARD MEMBER.

**18) IF SOMEONE'S OWN ASSIGNED SPACE IS OCCUPIED ILLEGALLY:**

MANAGEMENT OR POLICE IS TO BE CONTACTED FOR A PARKING TICKET TO BE ISSUED, AFTER WHICH TOWING CAN TAKE PLACE. ONLY THE RESIDENT TO WHOM THE SPOT HAD BEEN ISSUED, THE PROPERTY MANAGER AND DULY AUTHORIZED BOARD MEMBER(S) ARE ELIGIBLE TO SIGN THE PARKING TICKET.

**19) ANYONE PARKED ILLEGALLY IS SUBJECT TO ANY OR ALL OF THE FOLLOWING:**

	RCCA OWNER/RESIDENT	TRESPASSER
FIRST OFFENSE	2 HOUR NOTICE	2 HOUR NOTICE TO MOVE
SECOND OFFENSE (OR AT THE EXPIRATION OF THE	\$50.00 FINE	TICKETING & BOOTING OF THE VEHICLE. FEE TO RELEASE THE BOOT* IS \$100, PAYABLE IN CERTIFIED FUNDS.

*[Handwritten signatures in blue ink]*

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2 HR LIMIT)

CALL 456-9878 OR 824-1954 TO SCHEDULE PAYMENT AND THE REMOVAL OF THE BOOT\*.

THIRD OFFENSE \$100.00 FINE

TICKETING & BOOTING OF VEHICLE FOLLOWED BY TOWING TO ..... YARD. TOWING IS \$100.00, STORAGE FEE IS \$35.00/DAY. THEIR PHONE NUMBER: .....~.....~.....

FOURTH OFFENSE LOSS OF PARKING PRIVILEGES

TICKETING & BOOTING OF VEHICLE FOLLOWED BY TOWING TO ..... YARD. TOWING IS \$100.00, STORAGE FEE IS \$35.00/DAY. THEIR PHONE NUMBER .....~.....~.....

\* NOTE: REPLACEMENT OF A DAMAGED BOOTING DEVICE IS \$300.00

BOOTING OR TOWING ON RCCA II PROPERTY CAN ONLY BE AUTHORIZED BY THE PROPERTY MANAGER, DULY AUTHORIZED BOARD MEMBER(S) AND THE POLICE.

20) YOUR RIGHT(S) REGARDING PARKING FINES AND ACTIONS:

IF YOU FEEL A FINE WAS ISSUED OR ACTION WAS TAKEN UNJUSTLY, YOU MUST FILE A WRITTEN COMPLAINT WITH THE MANAGEMENT OFFICE OF RCCA II WITHIN 3 BUSINESS DAYS FOLLOWING THE DISPUTED ACTION. APPEALED FINE DOES NOT HAVE TO BE PAID UNTIL THE HEARING MAKES A DETERMINATION. MAKE SURE YOU RETAIN A COPY OF YOUR COMPLAINT WITH THE SIGNATURE OF THE MANAGER OR A BOARD MEMBER INDICATING THE RECEIPT THEREOF. A FAILURE TO FILE SUCH AN APPEAL WITHIN THE 3 DAY LIMIT WILL CAUSE THE FINE OR ACTION TO STAND AS ISSUED OR TAKEN.

IF A COMPLAINT IS FILED, A HEARING WILL BE SCHEDULED TO BE HELD WITHIN 21 DAYS.

A FAILURE OF THE MANAGEMENT OR THE BOARD TO HOLD A HEARING (AS WAS REQUESTED IN WRITING AND PROOF OF WHICH IS PROVIDED) WILL RESULT IN THE DISMISSAL OF THE FINE, OR JUST COMPENSATION FOR THE ACTION TAKEN. A FAILURE TO ATTEND THE HEARING WILL CAUSE THE FINE OR ACTION TO STAND AS ISSUED OR TAKEN.

IF THE HEARING DETERMINES THE FINE OR ACTION TO BE JUSTIFIED, THE FINE MUST BE PAID WITHIN 30 DAYS OF THE ISSUE DATE OF THE FINE JUST AS AN UNDISPUTED FINE WOULD HAVE TO BE PAID.

21) VEHICULAR ACCESS TO THE PARKING AREAS OF THE PROPERTY.

THERE ARE TWO VEHICULAR ENTRANCES TO THE PROPERTY.

ONE IS LOCATED BETWEEN THE 6300 AND 6320 BUILDINGS AND IT IS CONTROLLED BY A CARD ACTUATED ACCESS GATE. THIS GATE IS TO BE USED FOR ENTRY ONLY. VEHICLES ATTEMPTING TO EXIT THROUGH THIS GATE WILL BE STOPPED, TURNED AROUND AND REPEAT OFFENDERS (OR THEIR HOST) WILL BE FINED.

THE OTHER IS LOCATED BETWEEN THE 6220 (VICTORIAN CONDOS) AND THE 6300 (RIVERSIDE CONDOS) BUILDINGS AND CURRENTLY IT IS NOT CONTROLLED BY AN ACCESS GATE.

EXIT FROM WITHIN THE PROPERTY IS VIA A CAR GATE THAT OPENS

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AUTOMATICALLY UPON APPROACH BY A VEHICLE.  
THIS GATE IS TO BE USED FOR EXIT ONLY. VEHICLES ATTEMPTING TO  
ENTER THROUGH THIS GATE WILL BE STOPPED, TURNED AROUND AND  
REPEAT OFFENDERS (OR THEIR HOST) WILL BE FINED.

RCCA II. 2003 - 11.



FERENC SZITA DIRECTOR



JACQUE ALVAREZ ALTERNATE



DELTA GREFF SECRETARY



CARMEN R. SMITH DIRECTOR



RONALD BEAGLE PRESIDENT



ROBERT NAULTY JR. TREASURER

RCVD FOR DISTRIBUTION: *W. Brudee* 10/20/03

SECRETARY RCCA II  
*Delta Greff*  
CERTIFIED AS ORIGINAL DOCUMENT: