

CONCERTO

DATE: December 2019
TO: HOMEOWNERS
FROM: COMMUNITY MANAGER
RE: PARKING RULES

Pursuant to Civil Code 4360, the Board of Directors will be considering a proposed operating rule change at the next Board of Directors meeting. If you wish to make any written comments on this proposed operating rule change, please indicate your comments in the space designated below and return it to management's office so it can be delivered to the Board prior to the Board Meeting. Alternatively, if you can attend the Board Meeting, your constructive comments will be considered by the Board of Directors prior to its making a decision on the proposed rule change. Any and all comments made at the Board Meeting will be subject to the standing rules of the Board related to member comments at Board meetings.

- ❖ The text of the proposed rule change is as follows:

See next page.

- ❖ A description of the purpose and effect of the proposed rule change is as follows:

Implement parking rules

- ❖ Member Comments: If you wish to provide written comment, please indicate your comments in the space designated below and return this form to Concerto Lofts office. Please date, identify your property address, print your name and sign this form. Anonymous/unsigned comments will not be considered.

I/We comment on the proposed operating rule change as follows: _____

(Please attach additional pages as needed.)

Date: _____

Property Address: _____

Owner Printed Name

Signature

Owner Printed Name

Signature

CONCERTO

Parking and Vehicle Restrictions

1. Residents and their guests assume all risks of loss or injury when parking anywhere on the Concerto Lofts Property.
2. Residents are required to park in their assigned/deeded parking spaces.
3. Residents must register their vehicles and provide the vehicle's year, make, model, color, and license plate to management. All vehicles must be registered, including but not limited to cars, motorcycles, and scooters. New residents will have a seven (7) day grace period, after their move-in date, to complete registration.
4. Residents must clearly display handicap permits when using any handicap parking space.
6. Residents that possess more vehicles than parking spaces must arrange alternate parking for their additional vehicles and may not park their additional vehicles in guest parking under any circumstances.
7. Any violation of these Rules will be addressed in accordance with the Concerto Lofts enforcement policy. Owners are responsible for the parking violations of their guests, tenants, and family members.
8. Owners may not park, keep or store on any part of the property any of the following Prohibited Vehicles:
 - A. Commercial type vehicles (e.g. stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks and limousines);
 - B. Buses or vans designed to accommodate more than seven (7) people, vehicles having more than two (2) axels;
 - C. Trailers, aircraft, any vehicle more than seven (7) feet high and seven (7) feet wide, or nineteen (19) feet long;
 - D. Inoperable vehicles or any vehicle or vehicular equipment deemed a nuisance by the Association
9. No owner/resident may park a vehicle in a manner which extends beyond the limits of the space where the vehicle is parked. Additionally, it is acceptable for an owner to park a motorcycle and automobile in the same space as long as it does not restrict the normal passage of pedestrians or vehicles in the parking areas.
10. No repair, maintenance or restoration of any vehicle may be conducted in the community. No person may perform in any portion of the properties any vehicle repair, maintenance or restoration business.
11. Any vehicle parked in violation of these rules may be subject to immediate tow at the owner's expense.
12. Parking in the fire lanes or "No Parking" zones is strictly prohibited and vehicles are subject to immediate tow at vehicle owner's expense.
13. Each Owner is responsible for advising their family, tenants, and guests of the parking rules and regulations.
14. Vehicle spaces may not be used for storage of any kind, including but not limited to, boxes, bicycles, car parts, furniture, etc. Each parking space should be kept clean and in a neat and attractive manner.
15. Car alarms must automatically shut off after an interval. If a car alarm continues to sound, the Association may, at the Owner's expense, hire a locksmith and take whatever action necessary to stop the noise.
16. Any vehicle parked in stalls assigned to other residents or in any manner that obstructs free traffic flow, constitutes a nuisance or creates a safety hazard may be towed at the vehicle owner's expense.
17. Vehicles should not leak oil or cause other stains in the parking garage. Any vehicle leaking oil must be removed from the parking garage, repaired immediately and the area must be cleaned up. Use of cardboard or other materials to catch oil leaking from vehicles is prohibited.
18. Guest parking spaces are intended for guests ONLY. Owners may not parking in any guest space at any time. A valid guest pass must be displayed at all times while parked in Concerto Lofts guest parking. Guest passes can be acquired from the Apex Security team. Resident vehicles must be registered before a guest pass can be issued. Guest passes are limited to a maximum of 72 hours.