

Anaconda Condominium Association

Operating Policies

Parking Policy

The Anaconda Condominium Association Rules and Regulations, approved and reviewed by the Board of Directors are incorporated in this section.

The Anaconda on-site Manager will make determination based on these parking regulations. The first notification of a violation will be a windshield ticket advising the owner:

1. They are improperly parked, and the vehicle must be relocated.

OR

2. It is suspected that their vehicle is an improper vehicle, i.e., not an owner, renter, or guest of an owner.

OR

3. Their vehicle is, by regulation, an improper vehicle, i.e., a commercial vehicle, motor home, etc.

The vehicle will receive a written ticket advising the owner to relocate the vehicle or contact the Resident Manager and advise the status of the vehicle, i.e., why it is authorized on the property. The ticket will indicate that the license has been noted and booting will occur if the vehicle is not moved promptly, or its legal status confirmed. The resident manager will allow a reasonable amount of time for the vehicle to be moved. Generally, an illegal parking notification in the morning will dictate a booting by evening if no action is taken. If the violation is noted in the evening, no action to boot should be taken until noon the following day. The resident manager should exercise discretion to ensure that his or her actions are consistent with parking lot crowding and the aggravation that comes from unnecessary booting. Any vehicle disabled by a boot will be assessed a charge of \$100 to remove the boot. The fee will be deposited in the Association's account. Management has the right to waive or reduce the fee in extenuating circumstances.

Anaconda Homeowners' Association
Rules and Regulation for Vehicles and Parking

1. Restrictions on type of Vehicle: No motor vehicle classed by manufacturer rating as exceeding three-quarter ton and no motor home, trailer, detached camper or camper shell, boat, commercial vehicle or other similar equipment or vehicle may be kept or parked on the property. All vehicles must have current license plates, be in operating condition, and in a reasonable state of maintenance and repair. No vehicles may be parked on the property with conspicuous "For Sale" signs attached.

2. Compliance with Parking and Traffic Regulations: All owners shall observe and abide by all parking and traffic regulations as promulgated by the Association or by any municipal or other regulatory authority. Each owner shall park his vehicles and ensure that his guests park their vehicles only in approved parking spaces, but not in any restricted or reserved or unauthorized places. No one is allowed to park in another homeowner's garage unless pre-approval has been received from that homeowner. The Association may move the location of restricted or reserved parking places from time to time. An owner shall not park his vehicle and shall ensure that his guests do not park their vehicles in or on any street or road or on the shoulder of any street or road at, on, or adjacent to the property which is not approved for parking.

3. Prohibited Parking: No owner shall use more than two parking places, including the owner's designated garage for regular or continuous use. Parking to block sidewalks or garages is not permitted. If any vehicle owned or operated by an owner, any member of the owner's family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on the property, the Association shall be held harmless by such owner or representative for all damages or losses that may ensue and any and all rights in connection therewith that the owner or driver may have had under the provisions of state or local laws or ordinance are hereby expressly waived. The owner shall indemnify the Association against all liability that may be imposed upon the Association as a result of illegal parking or abandonment and any consequences thereof.

4. Use of Garages: The garages assigned for use by the units are restricted in use to ONLY parking of the owner's vehicles and vehicles of the owner's guests and shall not be used for work areas, storage, or any other purpose other than parking of vehicles. The only exceptions will be from time to time, the Association may approve things such as ski lockers, closed storage units for installation in the garages or condo owner's personal freezer or refrigerator (unit/s). Any such approval must be in writing by the Association.

In the case of condo owner's personal refrigerators or freezers, the Association will evaluate each unit/s on a case by case basis. Each unit shall be small and may in no way impede the parking of vehicles in the garages. Nor can the unit/s impact the ease of

entrance or exit from owner's auto or the auto parked next to owner's assigned parking space. Likewise, the unit/s cannot interfere with easy access to the garage stairs. All condo owners will not be able to have a unit/s in their assigned parking space due to some of the parking space configurations. There will be charge for use of the limited common area, assigned parking space, to cover use of the area and power requirements of the refrigerator or freezer unit. The cost per condo owner will be \$200 per year, payable to the Association on the first day of each fiscal year. The Association may modify this charge periodically as necessary.

5. Vehicle Maintenance: Except with prior written approval of the Board of Directors, no vehicle maintenance, servicing, repairing, assembling, disassembling, modifying, restoring or any type of work other than emergency work shall be permitted in the garages or on the property. The length of time allowed for emergency work may be determined by the Board of Directors. However, no emergency work shall be permitted for a period of more than 24 hours. Any or all of the foregoing activities, however, may be prohibited entirely by the Board of Directors, if the Board of Directors determines that it creates a nuisance. The foregoing shall not apply to the washing or polishing of motor vehicles together with activities incidental to such an activity.
6. Violation of Regulations: All vehicles parked in violation of these or other parking regulations promulgated by the Association may be towed away, restrained, or disabled at the owner's sole risk and expense. The Association also reserves the right to impose fines in addition to the charges of the towing company in such amounts as it may determine from time to time against owners or their guests or representatives who have parked in violation of these regulations. Any such fines shall be treated as Default Assessments under the Declaration.
7. Limitations on Visitor Parking: No guests, invitees, or visitors shall be permitted to park in visitor parking spaces for more than seven ((7)) consecutive days.
8. Display of Owner or Guest Parking Permit: All vehicles must display an approved Parking Permit at all times. Approved permits are Anaconda numbered decals, or the unique plastic coated parking passes that are issued yearly by the Management Company to each owner.