

## **PARKING POLICY**

The following is the Parking Policy for all Bayview Terrace residents which must be signed and agreed to in accompaniment with the resident's lease agreement. Bayview Terrace located at 309 Erskine Avenue, Kodiak, AK 99615.

### **1. ONE VEHICLE PER RESIDENT**

Each tenant is allowed **one** vehicle for each tenant over the age of 18, and legally signed on the lease agreement.

### **2. DESIGNATED PARKING**

All vehicles must be parked in designated parking areas only. All tenants shall park vehicles within the marked lines of the space. All vehicles parked on Bayview Terrace property must have a current Alaska registration, valid parking sticker and be on file with the Management.

All parking spaces are available on a first-come, first-served basis and at no time should any parking spaces be reserved for an individual by using a cone or other marker to suggest that a parking spot is reserved.

- No extended parking is allowed in front of the building. This area can be utilized as a pick-up/drop-off zone; the vehicle must be attended at all times and a vehicle's duration in the loading zone must not exceed fifteen (15) minutes. No parking outside of authorized parking spaces.
- No parking on sidewalks.
- No parking in Fire Lanes.
- No parking on any grass area, walkway, or path or common area.
- No unregistered or uninsured vehicles are allowed on Bayview Terrace property.
  - Note: if a tenant is in the process of selling, or repairing a vehicle, the tenant may apply at the Management's Main Office for a written waiver. The maximum allowable time to remove the vehicle if the waiver is approved is thirty (30) days.
- No vehicle, which is determined by the Management to be inoperable or leaking oil/fluid or posing a threat to the safety of the tenants of Bayview Terrace, shall be stored or parked on Bayview Terrace property.
- No boats, trailers, campers, recreational vehicles or vehicles larger than vans/pickups are permitted to park on Bayview Terrace property.
- Bayview Terrace is under the local police jurisdiction of enforcing any and all applicable parking and motor vehicle laws, regulations and ordinances.
- Blocking spaces with cones or other objects is not allowed.

### **3. VEHICLE REGISTRATION**

- All vehicles must be registered at the Bayview Terrace Main Office.
- Vehicle registration must be updated annually by tenants.
- A change of vehicle must be registered with the Management within seven days of the date of the change of vehicle parking parked on the property.
- All vehicles must display current state registration tags and have proper insurance.
  - Bayview Terrace is under the local police jurisdiction of enforcing any and all applicable parking and motor vehicle laws, regulations and ordinances.

4. **HANDICAP PARKING**

Tenants with a valid state-issued handicap placard, and a valid resident parking sticker, are authorized to park in any of the designated handicap parking spaces.

Parking spaces are available on a first-come, first-serve basis. If the tenant's vehicle is parked in a handicap space and the tenant should become ill, or can no longer drive, then that vehicle must be moved to a general parking space so that the handicap space can be available to another tenant.

Registered vehicles can only be parked in a single space, without being driven, for no more than 5 days unless given written approval by the Management. **If a vehicle should remain in a handicap space, un-driven, for longer than 5 days then it will be towed away at the owner's expense.**

5. **VISITOR PARKING**

Visitors shall park in any available, non-assigned open space. Visitor handicapped parking spaces may only be used by vehicles with a valid DMV-issued handicapped license plate or placard.

Any extended (more than one day/night) overnight visitor parking on Bayview Terrace property must register his/her automobile with the Management on the next regular business day following the second night/day of the stay.

6. **MECHANICAL WORK**

At no time should a vehicle be extensively repaired while in the Bayview Terrace Parking Lot. Minor repairs may be conducted with prior written approval from the Management.

7. **STATIC CLING STICKERS**

Static cling stickers will be used as official Bayview Terrace Parking Permits and must be displayed inside on the lower corner of the passenger side of the vehicle's windshield. There is no charge for the initial Bayview Terrace Parking Permit. Lost or stolen permits can be replaced upon payment of \$50.00. Damaged permits will be replaced at no charge upon return of the entire damaged permit to the Management Office.

Bayview Terrace Parking Permits are the sole property of Bayview Terrace Management and may be used only by the registered permit holder and may not be sold or transferred.

A parking permit does not guarantee the holder a specific parking space, merely the opportunity to park in an unreserved surface parking space.

**ANY VEHICLES WITHOUT A PARKING STICKER WILL BE TOWED AT THE OWNERS EXPENSE.**

8. **TOWING POLICY**

Any vehicle found violating any section of this parking policy shall be towed after 24-hour notice at the owner's expense. Except in emergency situations for which no notice will be required.

In addition, the tenant agrees to remove a vehicle that has any of the following characteristics, otherwise the vehicle will be towed away at the owner's expense:

- Non-movable
- Non-drivable
- Disabled
- Non-motorized
- Unregistered
- Not bearing a valid parking sticker
- Un-driven vehicles stationary longer than 15 days after unsuccessful attempts to contact the vehicle's owner and no waiver on file.

The tenant shall pay all the associated charges incurred in the towing, removal, storage or disposal of any vehicle in violation of any authority or property regulations.

**9. CHANGES AND/OR MODIFICATIONS**

This parking policy may be amended or modified by the Bayview Terrace Management at any time. Tenants will be notified of any changes and given thirty days notice prior to implementation.

**This is to certify that I have received a copy of the Bayview Terrace Parking Policy and understand that I must comply with all of its provisions during my tenancy at Bayview Terrace.**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print:** \_\_\_\_\_ **Unit:** \_\_\_\_\_