



Four Turnberry Place

Parking Policy

CC&R Section 7.3:

7.3 *Parking and Vehicular Restrictions.* With the exception of the Declarant, no Owner shall park, store or keep within the Condominium Project any (i) large commercial type vehicle (including, but not limited to, vehicles with commercial writing, any dump truck, cement mixer truck, oil or gas truck or delivery truck); (ii) recreational vehicle (including, but not limited to, any camper unit, house/car or motor home); (iii) bus, trailer, trailer coach, camp trailer, boat or other type of watercraft of any kind, aircraft or mobile home; or (iv) inoperable or unlicensed vehicle or any other similar vehicle. The above excludes camper trucks and similar vehicles up to and including three-quarter (3/4) ton when used for daily transportation and subject to approval by the Board. In addition, no Owner shall park, store, or keep anywhere within the Condominium Project any vehicle or vehicular equipment, mobile or otherwise, deemed to be a nuisance by the Board. In addition, there shall be no operating of any unlicensed vehicles including, but not limited to, mopeds, scooters or similar motorized products within the Condominium Project. The Board may establish additional regulations as it deems appropriate in its sole discretion with regard to any of the parking areas in the Condominium Project not assigned to individual Units, including, without limitation, designating "parking," "valet parking," "guest parking" and "no parking" areas thereon; and shall have the power to enforce all parking and vehicle use restrictions applicable to the Condominium Project, including the power to remove violating vehicles from any of the Condominium Project to the extent permitted by applicable law. In those parking areas in the Condominium Project left unassigned, the Board may allow, on an individually approved basis, for temporary short term parking for an Owner's guest in such areas. The Board and the Declarant may, in their sole discretion, assign and re-assign handicap parking spaces within the Condominium Project. If the Board fails to enforce any of the parking or vehicle use regulations, the appropriate governmental authorities may, but need not, enforce such regulations in accordance with state and local laws and ordinances. Each of the Units within the Condominium Project shall be assigned one or more assigned parking space(s). Any vehicle or other item(s) which is parked or stored so as to block an Owner's access to such Owner's designated parking space(s) or which is parked or stored in any fire lane within the Condominium Project shall be subject to immediate towing without notification to the owner of such vehicle or item and such towing shall be at the sole cost of the owner of such vehicle or other item. **THERE SHALL BE NO PARKING FOR RECREATIONAL VEHICLES AVAILABLE ANYWHERE WITHIN THE PROJECT.**



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CC&R Section 14.6:

14.6 Automobile Parking Spaces and Storage Units. All parking spaces and storage units, unless assigned as set forth in this Section 14.6, are not Limited Common Elements. This Unit shall be assigned one (1) storage unit and _____ parking space(s) for the exclusive use of that Unit. If they are in good standing, Owners may self-park or valet park their automobiles in their assigned parking space(s). All guests, invitees and employees of an owner must valet park their vehicles on the Condominium Project. All valet parking if offered by the Association will be subject to the availability of unoccupied parking spaces.

Rules & Regulations Section 10:

10. *Vehicle Regulations.*

10.1. *Repairs and Upkeep of Vehicles.* No repairs or other work may be performed on vehicles in the Common Elements, including assigned parking spaces, except for minor emergency work necessary for start-up or towing. Any vehicles with fluid leaks must be repaired within twenty-four (24) hours and all fluids which have leaked onto the Common Elements must be cleaned up.

10.2. *Parking Spaces.* All vehicles must be parked in a manner so as to fit wholly within the designated assigned space and shall not block traffic or turn lanes.

10.3. *Duplicate Keys.* All Owners, lessees and other persons who use the valet services that may be provided by the Association shall at all times retain duplicate vehicle keys. The liability of the Association for keys lost by the valet attendants shall be limited to the cost of making a copy of a key from an existing key. In no event shall the Association be responsible for making new, original or re-keying/replacing vehicle locks or for any damages or claims that may arise as a result of the loss of a key.

Signed, Understood and Accepted:

Owner

Date

Tenant

Date