

VENETIAN ON THE ORTEGA LUXURY CONDOMINIUM ASSOCIATION, INC.
(Venetian)

POLICY RESOLUTION 2009-02
(Parking Policy and Procedures)

WHEREAS, Article 5, Section 16 of the Bylaws of the Venetian on the Ortega Luxury Condominium Association, INC. (“Bylaws”) provides that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the condominium and may do all such acts and things not prohibited by law or by the Declaration of the Condominium; and,

WHEREAS, Article 5, Section 16, subparagraph (d) of the Bylaws empowers the Board of Directors to make and amend regulations respecting the operation and use of the Common Elements and Condominium Property and facilities, and the use and maintenance of the Condominium Units therein, and the recreational area and facilities; and,

WHEREAS, it is recognized that available parking space within the community is limited and there is a need to administer the available parking space within the community more efficiently; and,

WHEREAS, it is recognized that the Association must ensure equitable parking arrangements as well as safe and attractive parking areas for the community; and,

NOW THEREFORE BE IT RESOLVED that the Board of Directors duly adopts the following Parking Rules and Regulations:

1. PARKING PRIVILEGES

- A. Vehicles owned and operated by residents and guests of the Venetian and delivery vehicles, service vehicles, and other commercial vehicles in the conduct of normal business, may be parked in designated parking areas, except that only approved vehicles may remain parked upon Venetian property overnight, i.e. between 7:00 p.m. and 7:00 a.m., without written approval.
- B. All vehicles parked on Venetian property must adhere to the requirements of Section XXII of the Declaration of the Condominium.

2. APPROVED VEHICLES

For purposes of this parking policy an approved vehicle shall be any conventional passenger vehicle, van, pickup and light truck, except for unapproved vehicles as defined in the Declaration of the Condominium.

3. PERMITS

- A. All Venetian on the Ortega Luxury Condominium resident vehicles must be registered with the Association's agent by completing a parking registration form available at the Agent's office (Attached as Exhibit A), and providing a copy of the resident's registration (must be current) and insurance at the time of application. All vehicles that are not registered with the Association will be considered non-resident vehicles. No permits will be distributed until the parking registration form has been filled out completely and returned to the Association's agent with a copy of the State registration.
- B. All vehicles parked within the Association's property must display a valid Venetian resident or visitor permit. The visitor permit must be placed inside the vehicle and be clearly visible from the outside of the vehicle. The resident permit must be placed on the driver's side of the rear window. Failure to properly display a valid parking permit may result in a vehicle being towed at the owner's expense.
- C. It is the responsibility of the unit owner and residents of the Venetian to ensure that the parking permits are placed in the proper location within the vehicle.
- D. If the visitor parking permits are lost or stolen, the permit number will become invalid and the unit resident may acquire a new visitor parking permit from the Association's agent for a fee of fifty dollars (\$50.00) per permit.
- E. It is the responsibility of unit owners to return Parking Passes issued to tenants to the Association's agent upon termination of the lease. Failure to return Parking Passes may result in the Association not issuing Parking Passes to the new tenant. Upon purchase of a replacement vehicle, change in tenants or owners, a new permit will be distributed free of charge as long as the old permit is removed from and returned to the Association's agent. Failure to return the old permit will result in a fifty dollar (\$50.00) charge before replacement passes are issued.
- F. Residents will receive one resident parking pass for each licensed driver per registered vehicle with a maximum of one resident pass per licensed driver. Residents must be either listed on a current approved lease, be the owner or owner's family member residing at the Venetian. A maximum of two visitor parking passes will be issued per

unit. The Board reserves the right to limit the number of resident and/or visitor parking passes at its sole discretion based on parking availability.

- G. All visitor parking permits will be valid for a maximum of a seventy two (72) hour period. If a unit resident has a visitor for a period of longer than 72 hours, they may acquire a temporary parking permit from the Association's agent that is valid for a specific period of time, not to exceed five days unless approved by the Board of Directors or the Association's agent. All vehicles parked with a temporary parking permit exceeding the expiration date will be subject to towing.

4. DESIGNATED PARKING AREAS

- A. Vehicles may be parked in designated parking areas only. Designated parking areas include only those paved areas obviously intended for use as parking areas, as evidenced by the presence of lined parking spaces.
- B. Parking is prohibited in fire lanes, lawns or other unpaved areas, walkways, in front of dumpsters, and wherever "NO Parking" signs are posted.
- C. Unit owners may park in the permanent parking space specifically designated to their unit in accordance with the Declaration of the Condominium. No unit owner shall park in the designated space of another unit unless specific written permission for that unit owner has been granted and is on file with the Association's agent.
- D. Additional parking in non-designated parking spaces is on a first come first serve basis.

5. OTHER VEHICLE REQUIREMENTS

In addition to satisfying all the aforementioned criteria for an approved vehicle, any vehicle parked upon Venetian Property must (if applicable):

- A. Be able to operate on its own power
- B. Display a current and valid vehicular registration in accordance with the State of registration.
- C. Display a valid license plate(s).

6. OTHER USE RERSTRICTIONS

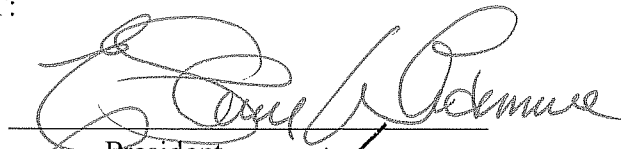
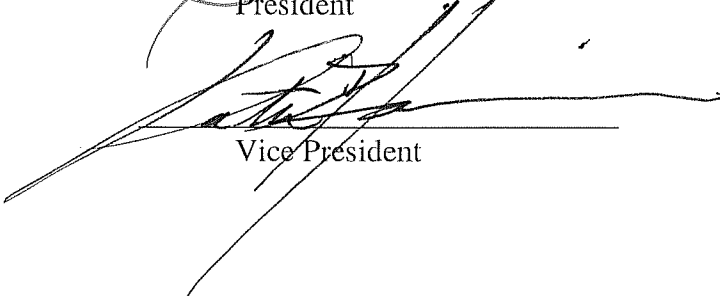
- A. Vehicles shall not be parked in a manner which interferes with of impedes ready vehicular access to any adjacent parking space.
- B. Changing or disposal of motor oil or other vehicular fluids anywhere on Association property is prohibited.
- C. Washing of vehicles on Association property is prohibited at any time.
- D. No vehicle may be stored in the parking areas at any time.

**VENETIAN ON THE ORTEGA LUXURY CONDOMINUM ASSOCIATION, INC
RESOLUTIONS ACTION RECORD**

This Resolution, Policy Resolution 2009-02, was adopted at a regular meeting of the Board held on May 28, 2009, with the directors voting as indicated below:

Shane Whitemore	<u> X </u> Yes	<u> </u> No
Pat Harris	<u> X </u> Yes	<u> </u> No
Nicki Diaz	Not Present at Meeting	

ATTEST:

 _____ President	<u> 5-28-2009 </u> Date
 _____ Vice President	<u> 5-28-2009 </u> Date