

Mailed to all owners March 2012

Runaway Bay of Palatine Condominium – Parking Rules as of April 10th 2012

ON SITE OWNER/TENANT PARKING DECALS.

- Only vehicles properly displaying association parking decals issued after April 15th 2012 that are registered to owners living on site or tenants named on valid leases will be allowed to park on the property in non-guest parking spaces subject to the following requirements or otherwise immediate towing without notice may occur.
- Proof of current car insurance and registration of vehicle to on site owner, or tenant named on a current lease (rental units) including proof of criminal background check for named tenants, lease addendum and Village of Palatine Rental License on file for each tenant/vehicle.
- A maximum of two parking decals for each unit is allowed including townhomes. Townhome decals will be restricted to townhome garages and parking stalls in the townhome area.
- A 3rd vehicle decal can be purchased at the then current rate subject to availability.
- Parking decals must be clearly visible and be permanently affixed **inside, on the driver's side of the rear window of the vehicle or in the case of a dark tinted rear window the decal must be placed in the lower driver side front window.**
- Once a decal is assigned to a vehicle it cannot be transferred to any other vehicle. Decals that do not match the make/model and license plate may be towed without notice.
- On site owners who are current on their assessments are eligible for decals valid for the lesser of 2 years or change in ownership (whichever occurs first). Owners who are behind the equivalent of 2 or more assessments are eligible for decals valid for 90 days and required to renew their decal every 90 days thereafter.
- Tenants who's unit owners are current on their assessments are eligible for decals valid for the lesser of 1 year, lease expiration or termination of lease (whichever occurs first) Tenants who's unit owners are behind the equivalent of 2 or more assessments are eligible for decals valid for 90 days and required to renew their decal every 90 days thereafter.
- Decals are automatically null and void as result of , but not limited to ; change of ownership, termination of lease, decal expiration, loss of insurance, abandoned vehicle, transfer of decal, invalid vehicle registration, expired license plate , safety violations and immediate towing without notice may occur.
- **The towing hours for resident parking will be between 6 pm and 6 am**

GUEST PARKING/OFF SITE OWNERS PARKING.

- Guest Parking spots are reserved for guests and off site owners. Residents should not park overnight in these spaces. Residents are to use the regular parking spaces unless no other resident spaces are available. If a guest or off site owner uses the guest parking area **overnight, between 1 am and 6 am**, a valid guest pass must be displayed **in easily visible place inside the vehicle** .
- Guest passes can be purchased from management during normal clubhouse hours or by mail. at the then current rate for guest passes.
- Clubhouse rental guest will require the use of a guest pass **between 1 am and 6 am**
- The passes can be used at any time to park in guest parking, each individual pass is available for single **overnight** use only and additional passes may be purchased as needed.
- Guest vehicles parked in non-guest parking may be towed regardless of a parking pass.

- Towing will not occur from ½ hour before to ½ hour after a scheduled board meeting. During that time guest parking as well as resident parking can be used.

PARKING RULES

- All vehicles must be parked in one parking space, fit in the parking space comfortably and be less than eight feet tall. No vehicle may extend beyond the ends of the painted lines that define the parking space, by more than 12 inches
- Boats, recreational motor vehicles, camping vehicles, trailers and extended limos are not allowed.
- Motorcycles are not allowed to park overnight December 1st to March 15th (except in the garages).
- No vehicles or motorcycles are allowed on sidewalks, patios, fire lanes, bridges, grass, no parking zones or areas not designated for driving or parking vehicles.
- Driving over bridges or parking on bridges is an automatic flagrant violation and subsequent damage to bridges is to be charged back.
- All vehicles are to pull into the parking space with the front end first. Vehicles must not be backed into a parking space during evening **and overnight** hours.
- Otherwise immediate towing without notice may occur.

ACCESS and HANDICAP PARKING.

- Vehicles impeding access to garbage removal, a garage space or impeding another vehicle's access or violating a handicapped parking space are subject to immediate tow. Handicap parking must have a valid license plate or handicap placard.
- Otherwise immediate towing without notice may occur.

COMMERCIAL VEHICLES.

- Vehicles with commercial lettering are not permitted to park overnight (except for association vendors as needed). Small vans, Small pickup trucks and taxis (no larger than a typical consumer size auto) with business plates are permitted to park overnight if the vehicle displays the correct decal or guest pass.
- Residents cannot park business vehicles that belong to their employer unless it is the only vehicle registered to the unit and conforms to the rules.
- Standard-sized cars with Livery plates are allowed so long as they fit into one parking space and do not have any commercial lettering.
- Gang identification symbols also are forbidden.
- Vehicles that exceed the road capacity are never allowed on the property and are subject to immediate tow and liability for damages.
- School busses and other commercial vehicles on association property for other than current business needs on the property are subject to immediate tow.
- Otherwise immediate towing without notice may occur.

RENTAL VEHICLES AND LOANER CARS:

- Loaner or rental cars must **obtain temporary parking permit** or be parked in a guest space in accordance with rules for guest parking. Loaner and rental cars may have commercial lettering.

ATTACHMENTS:

- No overnight parking of vehicles with equipment attached to the exterior of the vehicle. (a well kept ladder and tube is allowed)
- Otherwise immediate towing without notice may occur.

LEAKS.

- Any vehicle with a leak of oil, gas or other fluids is subject to immediate tow. Vehicles that leak fluid will be banned from the property until they are repaired. Damage to the pavement will be repaired and charged back to the unit owner responsible.

REPAIRS.

- Vehicle repairs and maintenance are not permitted on the property, with the exception of the changing of a flat tire

SAFETY

- Reckless driving by owners, residents or their guests is fineable to the owner.
- Recreational cruising is not permitted on the property. Recreational cruising is defined as driving past the same place three times within 30 minutes.
- Speed of vehicles must not exceed the posted 10 mph limit.
- Cutting through the property is prohibited (E.g. avoiding the light at Frontage Rd and Rand Rd.).

SOUND.

- Drivers of vehicles on the property cannot attract attention except for using the horn for safety reasons.
- Residents and guests cannot use horns to call people to them.
- Music cannot be emitted from vehicles at a volume that attracts attention, causes a disturbance or causes anything outside of the vehicle to vibrate.
- Vehicles must accelerate at a normal rate of speed so as to not disturb residents.
- Vehicles with non-standard exhaust sound (E.g. loud/noisy muffler by design or defect) are not eligible for a parking decal and is not allow on property.
- Alarms systems that cause four or more false alarms within one year can be towed immediately and banned from the property.

FIRE LANES / WALKING PATHS.

- Vehicles and motorcycles are prohibited on the fire lanes/walking paths.

STORAGE

- No items are to be stored in the parking lot. Movable storage units (such as PODS etc.) brought to the property for moving purposes or short term storage shall not be left in the parking lot longer than 48 hours and shall be placed on extra thick wooden boards so as to not damage the pavement. Management must be notified at least one week prior to the arrival of the unit and a certificate of insurance must be supplied one week prior to arrival of the storage unit. The Association or Management assumes no liability for any damage done to the storage unit or contents of the storage unit. Insuring the contents, the storage unit and all liability is the Unit Owner's responsibility.

DRIVEABILITY/USE.

- Any vehicle that remains unmoved for period of time on the property is subject to tow unless special permission is granted by management for vacation purposes. Unmoved is defined as not having been driven off of the property for more than 7 days.
- At no time will inoperable vehicles be allowed in any parking lot. This includes vehicles which are in a state of disrepair rendering it incapable of being driven (legally or otherwise) in its present condition.

MISSING PARTS.

- Any vehicle missing engine hood, engine, door, wheel, tire or another major vehicle part is not allowed on the property at any time.

GLASS.

- Glass on vehicles shall not be shattered or missing and not allowed on property at any time. Glass on the ground from a vehicle is the responsibility of the vehicle owner to clean and remove.