

20 PARKING / VEHICLE RULES

This Section 20 Parking / Vehicle Rules adopted 12-10-20 to supersede and replace previous Parking / Vehicle Rules.

20.1a PARKING STICKERS FOR CONDOMINIUM UNITS.

- 1) The only vehicles allowed to park on the property are those with a current valid parking sticker properly displayed on the vehicle registered with the association with complete and current registration information. Proof of current car insurance and registration of vehicle to onsite owner, or tenant named on a current lease (for rental units), including proof of criminal background check for tenants, lease addendum and Village of Palatine Rental License must be on file for each vehicle/driver and must match the unit address and be on the lease.
- 2) Within 30 days of moving onto the property vehicles must have current Illinois license plate sticker, current Palatine window sticker and resident vehicle owners need to provide a current Illinois driver's license. When needed, management will provide a temporary parking sticker for up to 30 days. A 7-day tow warning is to be given for vehicles with expired Illinois license plate sticker or Palatine window sticker.
- 3) A maximum of two parking stickers for one-bedroom units and two-bedroom units is allowed. One additional parking sticker may be allowed per unit upon Board approval for a price of \$75 per month. Runaway Bay parking stickers must be permanently affixed inside the bottom left corner of the rear window of the vehicle as directed in Photo A below.
- 4) Stickers are automatically invalid and vehicles are subject to immediate tow without warning as a result of, but not limited to; change of ownership, termination of lease, sticker expiration, abandoned vehicle, transfer of sticker, invalid vehicle registration, expired license plate or expired Village sticker and safety violations. Once a parking sticker is assigned to a vehicle it cannot be transferred to any other vehicle. Parking stickers that do not match the make/model and license plate may be towed from the property at any time without notice.
- 5) Parking stickers will not be provided to owners and residents of units which have a past due balance of assessments, charge back, fine or late fee. Parking stickers are automatically declared invalid for units that are 90 days or more delinquent in assessments, a charge back, fine or late fee and the vehicle can be towed from the property at any time. Similarly, unit owners can advise management in writing that their tenant's parking sticker has been declared invalid and the vehicle can be towed from the property at any time.
- 6) All residents are required to return parking stickers upon the sale or lease expiration/termination to the onsite office. Non-compliance is subject to a fine at the discretion of the Board of Directors.
- 7) Temporary parking stickers may be provided for delinquent units for a maximum of 30 days. Units current with their payment plan may obtain temporary parking stickers valid through the term of the payment plan so long as payments are made as agreed.

PHOTO A



20.1b PARKING STICKERS FOR TOWNHOME UNITS. Section 20.1a rules above apply to Townhome residents except that this section (20.1b) prevails for Townhome residents who are to park inside their garage and their parking space in front of the garage and no parking sticker is to be provided or is needed for those spaces. A maximum of one vehicle is allowed in the parking space in front of garages. Townhome residents may obtain one free parking sticker if they have three cars and three drivers properly registered.

20.2 RESIDENT PARKING.

- 1) All vehicles must be parked in one parking space, fit in the parking space 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.
- 2) Boats, recreational motor vehicles, camping vehicles, trailers and extended limos are not allowed.
- 3) Motorcycles are not allowed to park overnight December 1st to March 15th (except in the garages).
- 4) 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 egregious violation and subsequent damage to bridges are to be charged back.
- 5) Vehicles must not be backed in a parking space between 1:00 am and 6:00 am. All vehicles are to park in parking spaces with the front end first so the parking sticker can be seen from the street and so exhaust flows away from buildings. Drivers are to take measures to prevent exhaust from being breathed by residents.

20.3 GUEST PARKING.

- 1) Non-residents (everyone who is not an owner or listed on a lease at Runaway Bay) must park in Guest Parking spaces. Guest Parking spaces are reserved for guests only. If a guest is going to use the guest parking area between 1:00 am and 6:00 am, they MUST have a valid hanging guest parking pass properly placed on the rearview mirror. Commercial vehicles are not allowed to park in Guest Parking between 1:00 am and 6:00 am unless prior approval was given by management for contractors working on the property.
- 2) Residents are not permitted to park in these spaces. Residents are to use the regular parking spaces unless directed otherwise by Association Management.
- 3) Each unit is permitted a maximum of 10 guest passes per month. Guest hanging passes can be purchased from management at the current rate. The passes can be used at any time for guest vehicles. Passes do not have an expiration date (each individual pass is for single use only).
- 4) A guest will be allowed to park a maximum of 10 nights monthly in guest parking areas. See the property manager for cases of special circumstances requiring additional passes.

20.4 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 placard.

20.5a COMMERCIAL VEHICLES.

- 1) Vehicles with commercial lettering are not permitted to park overnight (except for association vendors as needed).
- 2) Small vans and pickup trucks with business plates are permitted to park overnight if the resident proves he/she is the owner of the vehicle. Such commercial vehicles must park in a parking space designated by the Association or immediate towing may occur.
- 3) Residents cannot park commercial vehicles here that belong to their employer unless it is the only vehicle registered to the unit and conforms to the rules.

- 4) Trucks with diesel engines are allowed so long as their noise or pollution is not objected to by anyone.
- 5) No items are to be stored in open truck beds.
- 6) Residents are not allowed to load/unload vehicles onsite for business purposes. This does not apply to contractors performing approved work for Runaway Bay.
- 7) Standard-sized cars with Livery plates are allowed to park in resident parking so long as they fit into one parking space and do not have any commercial lettering.
- 8) Vehicles that exceed the capacity of our roads are never allowed on the property and are subject to immediate tow and liability for damages.
- 9) School busses and commercial vehicles on association property for other than current business needs on the property are subject to immediate tow.
- 10) The parking portion of the declaration prevails over any association parking rules:
Declaration 3.20 Parking: Unless expressly permitted by the Board, no boats, trucks, recreational vehicles, trailers, commercial vehicles or other similar vehicles shall be parked or stored on any portion of the Parcel for more than twenty-four (24) hours at a time. Except for emergencies, no repairs or maintenance work shall be performed on any vehicle on the parcel.

20.5b RENTAL VEHICLES AND LOANER CARS:

Loaner or rental cars must be parked in a guest space in accordance with rules for guest parking unless directed otherwise by management. Loaner and rental cars may have commercial lettering.

20.6 ATTACHMENTS. No overnight parking of vehicles with equipment attached to the exterior of the vehicle.

20.7 LEAKS. Any vehicle that leaks oil or gas 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.

20.8 REPAIRS. Vehicle repairs and maintenance are not permitted on the property. Emergency repairs and minor maintenance can be waived by the board if it is done quietly, infrequently and with cleanliness. Litter, stains and damage to the Common Elements by an owner, tenant or guest shall be charged back to the unit. The changing or transfer of oil or other fluids is strictly prohibited on the property.

20.9 SAFETY.

- 1) Reckless driving by owners, residents or their guests is fineable to the owner. Street signs must be obeyed. Speed of vehicles must not exceed the posted 10 mph limit.
- 2) Rapid acceleration of vehicles is prohibited. Rapid acceleration is defined as an acceleration that causes the attention of a bystander.
- 3) Recreational cruising is not permitted on the property. Recreational cruising is defined as driving past the same place three times within 30 minutes.
- 4) Home-based and vehicle-based businesses that cause more traffic than average residents are prohibited. Excessive traffic entering and exiting units or parking lots is prohibited. Excessive traffic is defined as attracting attention and causing a complaint.
- 5) Taking shortcuts through the property from Rand Road to Frontage Road and vice versa is prohibited (E.g. avoiding the traffic/light at Frontage Rd and Rand Rd.).
- 6) Driving that put a person in danger of harm carries a minimum fine of \$100 (no \$0 warnings). Upon a third reckless driving incident the board can revoke the validity of the parking sticker and have the vehicle towed from the property at any time.

20.10 SOUND.

- 1) Drivers of vehicles on the property cannot attract attention except for using the horn for safety reasons.
- 2) Residents and guests cannot use horns to call people to them.
- 3) Sound cannot be emitted from vehicles at a volume that attracts attention, causes a disturbance or causes a vibrating sound. Vehicles with non-standard exhaust sound (E.g. loud/noisy muffler by design or defect) are not eligible for a parking sticker.
- 4) Upon the third sound violation from a vehicle, it can be towed and permanently banned from the property.
- 5) Alarms systems that cause four or more false alarms within one week can be towed immediately without warning.

20.11 FIRE LANES / WALKING PATHS. Vehicles and motorcycles are prohibited on the fire lanes/walking paths unless they have prior permission for moving in or out and display Permit #4 Movefirepark.doc on the vehicle.

20.12 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 are the Unit Owner's responsibility.

20.13 DRIVE ABILITY/USE.

- 1) Any vehicle that remains unmoved for more than 14 days on the property is subject to tow, unless special permission is granted by management for vacation or medical purposes. Unmoved is defined as not having been driven off of the property for more than 14 days. A 7-day tow warning notice sticker is to be applied for unmoved vehicles.
- 2) Before an unmoved vehicle is towed, management must attempt to contact the unit and vehicle owners to determine the cause.
- 3) 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; or which does not have a current valid state license plate and Palatine window sticker. A 7-day tow warning notice sticker is to be applied for inoperable vehicles.

20.14 MISSING PARTS. Any vehicle missing a trunk lid, engine hood, engine, door, fender, wheel, tire or another major vehicle part for the duration of more than 7 days is subject to tow unless special temporary permission is granted by management.

20.15 APPEARANCE. Any vehicle with major damage to a panel including the trunk lid, engine hood, door, fender, top, window, wheel, or missing wheel cover, missing/hanging side view mirror or mismatched panel colors for the duration of more than 7 days is subject to tow unless a temporary extension is granted by management. Damage is defined as, but not limited to; major tears, major dents, major holes, rust holes through at two or more points or unsecured and or hanging materials. Vehicles must have a symmetrical appearance. Gang identification symbols are forbidden.

20.16 TIRES & WHEELS. Vehicles shall not have a flat tire or undersized temporary tire for more than 7 days. All four wheels must appear alike and complete with caps, if so designed.

20.17 GLASS. Glass on vehicles shall not be missing, shattered or cracked for the duration of more than 7 days. Glass on the ground from a vehicle is the responsibility of the vehicle owner to clean and remove.

20.18 ENFORCEMENT OF PARKING/VEHICLE RULES. Vehicles that are in violation of these rules are subject to tow and "actions" that violate section 20 rules are also finable to unit owners in accordance to the fine amounts listed in the enforcement section of the Rules and Regulations. These "Actions" include repairs, improper parking, improper driving, safety violations and sound violations. If anyone impedes the towing of a vehicle in violation of these rules, the responsible unit may be fined for each incident (no \$0 warnings) and the offender may be subject to arrest by police.

20.19 TOWED RETRIEVAL. If you fear your car may have been towed, see the signs posted by the towing company near the entrances for instructions or go to the association's web site www.RunawayBayCondos.com. The Association absolutely does not reimburse owners or residents for tows. The whole amount of the fee for towing goes to the towing company. The Association does not receive any compensation from the towing company. Therefore, owners and residents may not ask the Association for reimbursement for towing.