

PARKING POLICY & PROCEDURES

Parking in the Pier 3 Community garage is a privilege and is restricted to those homeowner residents, tenant residents and their guests. All condominium fees/assessments for the condominium unit which they own, they occupy or they are visiting, must be paid in full evidencing zero indebtedness to the Association in order to earn that privilege. Otherwise, parking privileges may be suspended or revoked until all fees/assessments have been paid.

PARKING REGISTRATION & VEHICLE IDENTIFICATION

All residents must register their vehicle with the on-site Management Office and will receive a Pier 3 parking permit identification sticker. A "Vehicle Parking Registration" form must be submitted prior to the distribution of the parking identification sticker. Initially the "Vehicle Parking Registration" form will be mailed to Homeowners and in the future can be obtained from the Concierge. You must return all prior hang tags in order to acquire a parking permit identification sticker.

Only one (1) sticker will be given out per condominium unit, unless the unit owner owns an extra deeded (i.e. "Reserved") space or the unit owner has rented an "Assigned" space from the condominium association. Additional deeded/reserved spaces can no longer be purchased.

When you come to the Management Office to obtain your sticker for the first time, or in the future if you replace your vehicle (e.g. car, motorcycle, scooter, pickup truck), please bring the vehicle's current registration, insurance cards and current hang tag or sticker with you. This information will be used to update the parking system.

For easy identification in cars, the stickers must be placed in the upper left hand corner of the front windshield. On other vehicles, the sticker must be clearly visible.

Only current residents of Pier 3 will be allowed to park at Pier 3. If you are an off-site owner and have rented your unit, it is deemed that you have transferred and relinquished your right to park at Pier 3 to your tenant. A new tenant will be issued the parking sticker for that unit only after he has registered his vehicle and presented a copy of his lease to the front desk. A signed lease addendum must also be on file.

If you rent a reserved space from an owner, you must obtain and use the sticker that was issued to the owner.

When a resident moves out or an owner sells his unit, the parking sticker associated with that unit must be returned to management. A \$25 fee will be assessed to any owner or tenant who does not return his parking sticker.

If a parking sticker becomes lost, torn or loses its ability to stick, a new sticker will be issued. If not lost, the old sticker must be returned. The identical sticker number will be issued. If two (2) identical parking stickers are found in the parking garage, the unregistered vehicle will be deemed in violation and subject to immediate towing at the owner's expense.

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PARKING SPACES

All parking spaces are unassigned with the following exceptions:

Reserved

If you have received a reserved sticker as a result of having a deeded or purchased space, you are expected to park in that space. You will receive notification if your car with a reserved sticker is parked in a general (non-reserved or non-assigned) or handicapped parking space. Because of limited availability of parking spaces in the garage, it is not helpful to other residents for you to use a general space and leave your reserved space empty. If cars with reserved stickers continue to be parked in general spots, the Association may find it necessary to impose a fine. The Association would not be averse to owners of deeded/reserved spaces taking down their reserved signs and making their parking space available to other residents. (Such owners would continue to own the parking space in the deeded location.)

Note: If owners of reserved spaces have been parking in violation of IV(h) or IV(i) of the General Rules & Regulations prior to the publication of this policy, they may petition the Executive Board for “grandfathering” of their documented parking arrangements. If the petition and the Executive Board’s approval are not on file, the owner will be fined as per the Rules and Regulations. Such approval will not carry forward with the transfer of the deeded parking space.

Assigned

There are a limited number of parking spaces available that a unit owner can lease from the Association. Such spaces will be available at market value to be determined by the Board. Owners must agree to a yearly lease. An “Assigned” sign will allow only the lessee to park in the designated space.

Handicapped

There are six (6) handicapped parking spaces in the parking garage. These spaces are unassigned spaces and are reserved for residents or guests with valid handicapped license plates or placards. If you park in a handicapped space without a handicapped license plate or placard, your vehicle will be deemed in violation and subject to immediate towing at the owner’s expense.

Guests

Guest parking is from 8am to 11pm seven days per week and is on a first come-first served basis. If you are expecting a visitor, you must call the front desk prior to your guest’s arrival and furnish the concierge with the guest’s name, his car’s make, and model. The concierge will advise you if there is visitor parking available, and if so, will fill out a dated visitor-parking permit valid for that visiting day/time period.

Your preregistered guest should press the intercom button at the garage entrance and request the pass if he/she is preregistered. The concierge will meet your guest at the entrance gate and provide him/her with

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the temporary parking pass. While your guest is parked in the garage, this Visitor Parking Pass must be visibly displayed on the dashboard of the car. Remember, you must call and register your guest prior to arrival, or the guest may not park in the Pier 3 garage.

Upon leaving, the guest will use the intercom system to advise the front desk that they are leaving. The guest will not have to return the visitor's pass, but the concierge will record that the guest has left the premises. Please inform your guest of these procedures in advance.

Contractors

Contractors may park in the parking garage between the hours of 8am to 6pm on Monday through Friday and 9am to 5pm on Saturday. Prior to entering the garage, the contractor must come to the lobby and receive a Contractor Parking Permit and sign the "Contractor and Vendor Conduct" agreement. The dated permit will be valid only for that day and will list the time the contractor entered the garage. Upon leaving the garage, the contractor must return the parking permit to the front desk. This way management can monitor how long a contractor is at the building.

As a courtesy to contractors, they may also park their trucks on the trash gate pad but must leave space in front of the gate doors. There is a two (2) vehicle maximum on the trash gate pad. The trash gate pad can be used for contractor parking only during the day. All others parking on the trash gate pad will be in violation and will be subject to towing at the owner's expense. Contractors must request permission at the front desk to park on the trash gate pad. Please inform your contractor of these procedures in advance.

VEHICLE STORAGE

Storage of vehicles is not permitted within the Pier 3 property without notice to and approval from the Management office. Inoperable vehicles or vehicles that do not move from an individual parking space within a thirty (30) day time frame are considered to be in storage as are vehicles that do not display a proper license plate, a valid state registration sticker and a valid state inspection sticker. Disabled vehicles or vehicles in need of repair cannot be parked in the community and must be removed from the property. Hazardous or unsafe vehicles will be automatically towed without notice at the vehicle owner's expense. The owners of stored vehicles will be notified prior to towing.

PARKING VIOLATIONS

Patrolling

Each numbered sticker will have a corresponding condominium unit randomly associated with that particular number that is identifiable only by Pier 3 Management. The parking garage will be patrolled regularly by security personnel who will compare the sticker numbers to a list of valid registrations. Numbers will be checked off twice daily. Other rounds will be made routinely to check for vehicles without parking tags or possible duplicate tags.

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Violations

Parking violations include, but are not limited to, the following:

- Not having a valid parking tag visibly displayed from outside the vehicle at all times when parked in the Pier 3 parking garage.
- Not registering your current vehicle with the management office.
- Misuse of a Pier 3 parking tag, including the use of an outdated or counterfeit tag.
- Parking in a handicapped space without a handicapped tag.
- Storing a vehicle that is inoperable, unsafe, without current tags/inspection, etc.
- Not following “guest” parking procedures.
- Entering/leaving garage without swiping garage access card.
- No parking of business vehicles, trucks, trailers, boats, stretch cars, recreational or commercial vehicles.
- No car washing, draining oil or antifreeze or vehicle repairs (other than of an emergency nature)
- No blocking sidewalks, driveways, access walkways within the garage, or any parking space.
- Permitting non-residents to park in garage if not visiting a Pier 3 resident.
- Leasing, sub-leasing or transferring unassigned parking space (except when attached to a legal transfer of a Unit).
- Other violations as detailed in the Condominium Declaration and Rules & Regulations and as added and communicated to owners and residents by the Board of Directors.

For further clarification of these violations and their monetary penalties, refer to the Rules and Regulations that you received when you purchased or rented your unit. These Rules are also posted on the pier3.net web site.

Penalties

A written warning will be given to an owner/tenant for the first violation. For subsequent violations of the parking policy, the owner/tenant will receive fines in accordance with the Rules & Regulations of Pier 3 and/or have his/her vehicle towed from the parking garage.

The second offense will result in a fine. Penalties range from \$50-\$500 per violation.

For further violations, the owner/tenant will be fined, and his car will be towed. Multiple violations will result in suspension and/or revocation of parking privileges.

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Prior to towing, the owner/tenant will be contacted via a single courtesy phone call. If he/she is contacted and is on the premises, he/she will be given no more than 30 minutes to properly tag, register or remove the vehicle before management calls the towing company. If the person is not on the Pier, he/she will be given the least amount of time necessary to immediately return to his vehicle (in no case longer than 3 hours without Management approval). If the vehicle/owner cannot be identified or contacted, or fails to correct the problem as identified, the vehicle will be towed at the owner's expense.

ALL OTHER TERMS AND CONDITIONS OF SECTION 7.3 OF THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM AND SECTION IV OF THE PIER 3 CONDOMINIUM COMMUNITY RULES & REGULATIONS, EXCEPTING THE ABOVE, SHALL REMAIN IN FULL FORCE AND EFFECT. THESE DOCUMENTS INCLUDE ADDITIONAL RULES WITH RESPECT TO PARKING CARS AND OTHER TYPES OF VEHICLES IN THE PIER 3 GARAGE, E.G. MOTORCYCLES, BICYCLES, COMMERCIAL VEHICLES.

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