

## **CONTINENTAL TOWERS PARKING RULES & REGULATIONS**

### **General Parking Regulations:**

- All vehicles shall be parked within designated areas.
- Only one vehicle per space is allowed.
- There shall be no parking on unimproved surfaces.
- Vehicles parked in restricted or unauthorized spaces are subject to ticketing and/or relocation at the vehicle owner's expense.
- Time restricted spaces are designed for the convenience of visitors, small deliveries, and electric vehicle charging stations. Vehicles should not remain in that or any other time restricted spot longer than the allotted time posted during a 24 hour period.
- All vehicles must be in a safe and drivable condition at all times.
- Overnight parking of vehicles must be authorized by the Management. No overnight parking of vehicles will be allowed in the parking deck.
- No loitering is allowed in vehicles.
- Vehicle occupants are required to use appropriate trash receptacles located throughout the property.
- Handicapped permits must be visible to park in handicapped spaces.
- No smoking in any areas other than the designated smoking areas.
- Bicycle parking is provided on the first level of the "parking deck". Overnight parking of bicycles at that location must be authorized by the Management. Securing a bicycle to any other structure or fixture on the property is subject to removal.
- We are not responsible for damage or loss of your vehicle or for any items or valuables left in your car. Our employees are not authorized either to accept responsibility for or to store any such items.
- To the extent permitted by law, owner and its officers, agents, servants, members, partners, shareholders, affiliates, employees, lenders and beneficiaries shall not be liable for any loss, theft, injury or damage either to persons or property or resulting from the loss of use thereof sustained by you or any other persons due to the building in which the

parking is located becoming out of repair or due to the happening of any accident or event in or about the building, or due to any act or neglect of any other person. You agree that all personal property of you or your guests or invitees, including but not limited to any vehicle, located in the parking space or spaces provided hereunder, or in any other space or area of the building, shall be at your risk only, and owner shall not be liable for any loss or damage thereto or theft thereof, you further agree to defend, protect, indemnify and hold owner and its officers, agents, servants, members, partners, shareholders, affiliates, employees, lenders and beneficiaries harmless from and against all liability, claims, demands, costs and expenses, including attorney fees and court costs to third parties arising out of your acts or those of your guests or invitees.

- Underground garage parking will be billed for the first full or partial month and a \$55.00 security deposit for the garage door opener/transponder. Parking charges are to be paid, in advance, no later than the 5<sup>th</sup> day of each month. Deposits will be used to offset expense for lost or damaged transponders and a charge to replace such deposit will be billed on the next rental statement. Parking fees are subject to change by Owner at any time with 30 days' notice.
- No allowance is made for vacations or other periods when your car is not in the underground garage. If your account is delinquent, access may be deactivated and/or your car may be removed by towing (at vehicle's owner expense).
- Your parking privileges hereunder shall be governed by all rules and regulations adopted by owner for the orderly and safe operating of the garage, and you shall observe such rules and regulations as they may be amended from time to time.
- You and your guests or invitees shall be responsible for all damages to the building and garage caused by you or your guests or invitees. You and your guests or invitees agree that in no event will any vehicle driven or parked in the garage by you or your guests or invitees contain inflammables or explosives.