

# COACHLIGHT COMMUNITIES LLC

*Be Here, Be Home*



OAK PARK APARTMENTS (OPAH LLC)

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## PARKING RULES AND REGULATIONS

OPAH LLC Management has NO OBLIGATION to contact any resident if the below policies are not followed. The resident's signature on this form indicates the resident understands all of the policies and procedures and agrees to follow each rule without any additional notice. OPAH LLC also reserves the right to publish any changes to these policies in the newsletter or bulletin board and assigns the resident the responsibility of keeping themselves and all of the occupants in the apartment updated through these means of official notice.

1. A Parking Permit must be hung clearly from the rearview mirror while parked on the property. Any permit that is difficult to see or obstructed will result in the vehicle being ticketed/towed at the owner's expense.
2. The maximum number of cars allowed in our parking areas is two (2) per apartment. All motor vehicles must have a current license plate. If the vehicle has just been purchased, a temporary tag or bill of sale must be hung in the window.
3. Oak Park parking tags are interchangeable and transferable between cars. It is recommended that you update the leasing office with new vehicle and license plate information as it changes.
4. No commercial vehicles may be parked at Oak Park except while loading and unloading. Delivery and moving vehicles may not be stored overnight and are NEVER allowed to be stationary on the sidewalks or obstruct the front or back entrance to the building.
5. No boats, trailers, campers or other recreational vehicles are permitted on the property other than in garages.
6. No vehicles may be stored, maintained, washed or left in a non-operation condition in the Oak Park parking lots. Any motor vehicle **driven less frequently than one time per week shall be considered "stored"** and may not be left in the Oak Park parking areas.
7. Double-parking your vehicle across the yellow parking lines is prohibited.
8. Motorcycles may be parked one (1) per stall and must be registered in the Leasing Office. Motorcycles may not be brought into or near the buildings, patios, apartments or courtyard. Snow removal procedures preclude the parking of motorcycles in the Oak Park parking lots from November 1<sup>st</sup> through March 31<sup>st</sup>.
9. Vehicles without valid license plates will be towed at the owner's expense regardless of the situation.
10. "For sale" signs are prohibited. Car and motorcycle covers are allowed only if the vehicle still displays the parking permit and follows the policy of being driven a minimum of 1 time per week.
11. Flat tires must be repaired immediately. Oak Creek Ordinances prohibit "junk cars" this includes flat tires.

12. At no time may any motor vehicle park or stand in areas designated "Fire Lanes" or "No Parking Zone." At **NO** time may motor vehicles park, stop, stand, or travel upon sidewalks, grass or any other areas meant for non-vehicular use. The police will be contacted and the vehicle will be ticketed and towed.
13. Watch for plow truck and move your vehicles to cleared areas after each snowfall to expedite snow removal. Keep in mind our plows work sideways, not stall-by-stall. Your vehicle must be cleaned off and relocated within 24 hours after each snowfall, or Oak Park will have your vehicle ticketed/towed at the owner's expense.
14. If you will be out of town during snow season, even for a short period of time, we ask that you notify the office on how we can get ahold of you if your vehicle needs to be moved. We will do our best to plow around the vehicles, but we are not responsible for clearing off cars or for removing snow from around the vehicle.
15. Oak Park Apartments does not have guest parking spaces. Guests must park on the street according to posted street signs or using a tenant's hang tag hung clearly visible from their rearview mirror.

Failure to comply with any of the aforementioned Parking Rules and Regulations will result in the non-complying tenant's motor vehicle(s) being towed at the owner's expense. Tenant shall be liable for all towing charges and off-site storage charges of the motor vehicles of their respective guests, visitors, and incites. If your permit is lost or not returned upon move-out, you will be charged a replacement fee of \$15 per permit. If the permit is not properly displayed and the vehicle is towed off the property, there will be a minimum charge of \$150 from the towing company.

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Lessee Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Lessee Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Parking Tag # \_\_\_\_\_ Color: \_\_\_\_\_

Parking Tag # \_\_\_\_\_ Color: \_\_\_\_\_

Agent Signature: \_\_\_\_\_

Date: \_\_\_\_\_