

210 COOPER CONDOMINIUM ASSOCIATION

VEHICLE PARKING POLICY

On-site car parking for owners, renters, and guests displaying valid 210 Cooper parking tags is available in the space immediately to the rear of the 210 Cooper building and in the garage underneath. All spaces are unassigned and available only on a “first come” basis. Each unit ownership is entitled to the use of one space, including motorcars and motorcycles. Spaces between automobiles (or the space in front of or behind a vehicle) may not be used to park motorcycles or bicycles unless approval is first obtained from the Board of Directors.

No large vehicles or trucks may use the garage spaces for parking. These vehicles (including large SUVs) must be parked in the space to the rear of the building. If there is a question in this regard, parking clearance must be obtained by contact with a member of the Board of Directors or the Property Manager.

Each unit ownership is entitled to use one parking tag that must be affixed to the parked vehicle at all times that the vehicle is located on the 210 Cooper property. Only unit owners and their family or renters are permitted to use the garage parking spaces. Parking tags may not be utilized by anyone not actually an owner or a person occupying a unit in the 210 Cooper building at the time the vehicle is parked on condominium property. Vehicles may be covered for protection, but there must be identification attached in a conspicuous place on the cover showing the unit to which the vehicle is attached.

Parking in the underground garage is available only to owners and renters. It is not permissible to “store” a vehicle in any on-site space, whether underground or to the rear of the building, without the vehicle being moved at least once each six months.

Vehicles including motorcycles that do not have a parking tag may be removed at the owner’s expense and a fine levied against a unit owner who may be involved in the improper parking activity. The fine schedule contained in the 210 Cooper Condominium Association Governance Policies is applicable to this parking policy.

Vehicles not in compliance will be deemed in violation if not removed within 48 hours after notice is placed on the vehicle, and the vehicle is subject to being towed, booted, or moved immediately and without further notice, at the unit owner’s expense.

The Association accepts no responsibility or liability for damage, theft, or loss to any vehicle or property stored on the premises. Vehicles parked on the premises must be properly insured, not leak fluids, have current registration and license plates, and be in operable condition.