



VEHICLE PARKING, VALET SERVICES, GARAGE USE AND TOWING POLICY

19.1 Owners/Residents are required to park only in their assigned parking space(s). If an assigned parking is not available for additional Owner/Resident vehicles, then the Owner/Resident must use available public parking outside of the Association Property. Parking on Kiwi Street is for Owners/Residents only, and a CPST Parking decal is required. Owners/Residents are not permitted to park on the non-gated, first floor of the garage or use any valet spaces to park their own vehicles.

19.2 An Owner/Resident who possesses a valid and current handicap placard may park in any handicap space within the gated/secured garage subject to availability. Those Owners/Residents utilizing a handicap space must keep their assigned space vacant. Handicap spaces on the first floor of the garage are for the use of the commercial tenants' customers. However, to the extent they are available, and the commercial unit tenants concur, the handicap spaces may be utilized by an Owner/Resident who displays the appropriate handicap placard.

19.3 The Association provides complimentary valet service to Owners/Residents and Permanent guests utilizing the Owner/Resident's own parking space. Valet services are available to Short-term and Long-term guests, and their vehicles can be parked in valet spaces, subject to availability. Guests cannot leave their vehicle with valet without permission from the Owner/Resident.

19.4 All Owners/Residents and their Guests must leave keys to their vehicles when utilizing valet service. No vehicles can be self-parked or left standing for over 5 minutes in the Porte Cochere area. Vehicles left standing for more than five minutes are subject to immediate towing without notice and at the owner's expense.

19.5 Valet personnel will prioritize their duties based upon current workflow to accommodate the number of cars being parked. Added convenience services, such as transporting groceries to Units and calling ahead for car pick up, may be delayed to reduce overcrowding in the Porte Cochere.

19.6 Unauthorized vehicles are defined as those vehicles that:

- a. are not properly registered with Management, or
- b. does not have a valid and current paper pass from management displayed on the dashboard,
or
- c. does not have a resident decal properly displayed, or
- d. does not belong to an Owner/Resident or registered Guest, or
- e. is not subject to control by Valet.

Unauthorized vehicles are subject to being towed/ booted while on the premises at any time, and without prior notice to the vehicle owner.

19.7 Vehicles of Owners/Residents are to be registered with the Management Office and are to have a CPST decal displayed in the front bottom left of the vehicle's front windshield or as otherwise required to be displayed in the sole discretion of the Association. All vehicles must also have gate access card or a gate access decal.

19.8 Only street-legal licensed passenger vehicles are permitted to park upon Condominium Property premises. Specifically, no parking/storage of watercraft of any type, recreational vehicles, trailers, all-terrain vehicles, motor homes, canoes, kayaks, Segways, non-motorized scooters or similar-type items will be permitted on the premises. No other items or objects may be stored or placed in the parking space or any other area within the garage without the written consent of the Association.

19.9 Bicycles or other manual transportation devices must be stored in the designated areas only and such accommodations are on a first come, first served basis, as assigned by the Association. Hover boards, skateboards, scooters, bicycles, and similar-type items are only permitted to enter and exit the building through the Kiwi Street door or the loading dock and are not permitted to be driven or otherwise used in the Common Elements. Exceptions can be made as an accommodation that is supported by requisite medical documentation, such as a letter from a licensed medical practitioner, and approved by the Board of Directors. If an Owner/Resident needs assistance with maneuvering their bicycle through the Kiwi Street or loading dock doors, they should contact the Front Desk.

19.10 All Owners/Residents are required to adhere to parking garage speed limits, as posted, while driving within all areas of the parking garage.

19.11 Any Owner/Resident or other authorized occupant of a commercial or residential unit shall be entitled to the use of the Association's valet service for the parking of no more than two (2) vehicles at any time, except as may be approved by the Board from time to time, in writing, for special circumstances, as determined by the Board in its sole discretion. If a resident is hosting a party or other event, the resident may request the use of one (1) additional valet parking space beyond the typical maximum use limitation of two (2) valet parking spaces, provided such request is made to Association Management at least 24 hours in advance of the event. Such additional valet parking space may not be utilized for more than six hours. The granting of such request shall be in the Board of Directors' sole discretion and shall depend upon the anticipated availability of valet parking spaces.

19.12 It is allowable for one or two motor vehicles to utilize single and tandem spaces, respectively, plus one auxiliary vehicle, such as a motorcycle, scooter and/or Segway. No vehicle shall extend beyond the boundaries of the space(s), as indicated by the painted white lines surrounding the spaces (single spaces are 7'7 1/2" wide x 18' long, tandem spaces are 7'7 1/2" wide x 36' long), and provided no vehicle is parked in a manner that is determined by the Board of Directors to impede ingress and/or egress or the safe navigation of the parking garage.

19.13 Guests may not have access to, or park within, the gated resident garage at any time. Such vehicles will be immediately towed without notice and at the vehicle owner's sole expense at any time except if their vehicle is parked by valet as per section 19.3.

19.14 Long-term guests and Permanent guests shall have access to utilize the assigned parking space of the Owner/Resident they are guests of, subject to: (i) availability, (ii) vehicle registration with the management office, (iii) signing of a waiver and (iv) the possession of a gate access card obtained from the Owner/Resident. If the Owner/Resident has not provided a gate access card, then one can be obtained temporarily from the management office by paying a refundable \$50 deposit. Since the access card is temporary it will be deactivated upon the expected end dates of the long and permanent guests stay.

19.15 Owners/Residents are obligated to inform the Front Desk or Management Office if they are driving a rental car, loaner car, or vehicle other than that which is registered to their unit with Management. Temporary passes will be issued to those Owners/Residents to account for these vehicles being parked upon the premises. If the Owner/Resident does not possess a gate access card one must be obtained from the management office by paying a \$50 refundable deposit. The deposit will be returned when the gate access card is returned to the management office.

19.16 Owners/Residents and their respective guests are not allowed to park on the non-gated portion of the first-floor garage. Only authorized Association staff and approved vendors are allowed to park in the non-gated portion of the first-floor garage.

19.17 Management assumes no liability whatsoever for any cost or damages resulting from the towing/booting of a vehicle from/upon the Condominium Property.

19.18 No repair of vehicles shall be made on the Condominium Property.

19.19 If for any reason an Owner/Resident, Long Term or Permanent guest does not possess a gate access card, then the vehicle must be driven to the Porte Cochere and he or she must see the concierge at the front desk and present a photo ID. Only the on-duty concierge can open the garage security gate. No other CPST staff can open the garage gate, including valet and security personnel. If the concierge is not at the front desk, then the vehicle owner must wait until they return. The expectation is that having the concierge open the garage security gate will be a very rare occurrence, since all vehicle owners with the right to access this secured portion of the garage should be in possession of a gate access card.

19.20 Non-resident realtors must have their vehicles parked with valet or utilize offsite parking when doing business within the Building. At no time can non-resident realtors park and leave their vehicle in the Porte Cochere area or on the first floor of the garage. Resident realtors must park in their own assigned garage space and not in the Porte Cochere area or on the first floor of the garage.

20. ELECTRIC VEHICLE CHARGING

Electric Vehicles (“EV”) charging stations are located on the second floor of the parking garage. EV charging is available only by utilizing the Association valet personnel. An Owner/Resident must sign an EV Charging Agreement form and purchase charging tickets prior to receiving any vehicle charging. Under no circumstances can an Owner/Resident charge the EV themselves. Any vehicle improperly parked in the designated EV charging stations is subject to being towed without notice and at the vehicle owner’s sole expense.