



# PARKING POLICY

Whereas the Condominium Declaration for Costa Del Sol Condominiums –d/b/a “Campus Walk Condominiums” (“Declaration”) sets forth certain parking restrictions in **Article 4 (Sections 4.8 and 4.18)** and grants the Association the authority to promulgate rules with respect thereto (**Article 6, Section 6.3 and Article 4, Section 4.18**);

Whereas the Declaration provides that each owner’s exclusive use of his Limited Common Element parking space is subject to the Association’s rights and duties and must be used in accordance with the Declaration and Rules (**Article 2, Section 2.8.2**);

NOW THEREFORE, the Association adopts the following policy regarding the parking of vehicles in the Limited Common Element parking spaces:

- 1) Every owner (or lessee) must park his/her vehicle in the parking spot that is exclusively assigned for each condominium unit, and shall park in no other parking space. Only one parking space is assigned per condominium unit.
- 2) One (1) parking permit (“Permit”) per condominium unit shall be provided, valid from August 15 to August 15 of the following year. **There will be a \$25.00 replacement fee for each damaged, lost, stolen or misplaced permit.**
- 3) A “Valid Permit” shall display the assigned parking space number and valid expiration date.
- 4) A “Valid Permit” must be displayed at all times in any vehicle that parks in the assigned space;
- 5) A “Valid Permit” must be displayed, so that it is fully visible, on either the rearview mirror or the front windshield;
- 6) Any vehicle parked in an assigned space that does not have a properly displayed “Valid Permit” and which corresponds with the actual parking space number, is subject to be towed at the vehicle owner’s expense;
- 7) In the event a vehicle without a “Valid Permit” is parked in a parking space, the affected resident may request the vehicle towed, by calling the on-site office during site office hours, or calling Dictograph Patrol service during the hours it tours the condominium property. These hours are subject to change but will be posted on the bulletin board outside the office. *No anonymous calls will be accepted.* A “Towing Procedure” form MUST be signed by the resident.

**Adopted by the Board of Directors, June 9, 2009**



# TOWING PROCEDURE

In the event a vehicle is parked in a parking space that does not display a Valid Permit, it is subject to towing, upon request of the resident(s) of the condominium unit exclusively assigned to the space in question.

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Your "Valid Permit" shall display an assigned parking space number that corresponds to your correct parking space number, an expiration date, and shall be a permit officially issued by Campus Walk Condominium.

## A request to tow a vehicle may be made as follows:

- 1) At the main on-site office during office hours ONLY - 882-0228
- 2) By calling Dictograph Services outside office hours ONLY - (520) 722-0220.

### The following conditions apply:

- 1) No anonymous calls will be accepted.
- 2) The resident/caller's name, unit number and phone number must be provided.
- 3) The resident/caller will be required to remain on site, and sign a Towing Request slip prior to any vehicle being towed.
- 4) No vehicle will be towed that displays a "Valid Permit" corresponding with the actual space number.
- 5) Any vehicle in any parking space that does not display a "Valid Permit" and/or which does not correspond with the actual parking space number, is subject to towing.
- 6) The resident/caller requesting the towing indemnifies, releases, and holds harmless Campus Walk Condominiums, its Board of Directors, Cadden Community Management and Dictograph against any claims for injury, damages, costs or incidents as a result of the requested towing.
- 7) In the event a vehicle displaying a "Valid Permit" from a different numbered parking space is improperly parked in a space, a reasonable attempt will be made to contact the owner/driver before towing is initiated. A "reasonable attempt" will be limited to checking the unit corresponding to the displayed permit. No attempt will be made to contact any vehicle owner/driver in the event an invalid or outdated permit is displayed.