

SOUTHGATE PLACE CONDOMINIUM

PARKING RULES AND REGULATIONS

1. The residents and visitor parking areas shall be used only for the of parking motor vehicles displaying current licenses, registrations, inspection stickers and being maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearances.
2. **Permit Parking Sticker**: - Each unit is issued two parking sticker, this allows one vehicle from each unit to park in the garage area beneath the building and the parking in that immediate area. Vehicles parked in the garage side parking without a parking sticker may be towed at the owner's expense. Parking more than one vehicle per unit in the garage side parking is prohibited and may result in the vehicle without a sticker being towed.
3. The residential parking spaces shall be used only for the parking of approved automobile, unless otherwise approved by the Board of Trustees. An approved vehicle shall include any conventional passenger vehicle, including conventional passenger vehicles bearing commercial plates, sport utility vehicles, vans, mini-vans, motorcycles and private pick up trucks, but excluding pick-up trucks and vans which are equipment burdened (excepting passenger vans with luggage racks), commercial vehicles, vehicles bearing advertising signs, recreational vehicles, mobile homes, trailers, campers, boats, and vehicles too large to fit into the marked boundaries of a single parking space.
4. Visitor parking is designated as the parking lot area which is on the directory side of the building. All visitors and service providers must park their vehicles in the designated visitor parking areas only. **All Visitors should park along the back wall in the outside parking lot. Visitors are specifically restricted from parking under the condominium building in the garage area.**
5. The visitor parking spaces shall be used for resident and visitor parking of conventional passenger vehicles, sport utility vehicles, vans, mini-vans, motorcycles, private pick up trucks. Prohibited from parking in the visitor parking spaces are **commercial vehicles**, pickup trucks and vans which are equipment burdened, and vehicles bearing advertising signs, recreational vehicles, mobile homes, trailers, campers, boats, watercraft of any kind and vehicles too large to fit into the marked boundaries of a single parking space, **except** for the parking from time to time of commercial vehicles servicing the condominium.
6. Only residents of Units in the Condominium may park vehicles at the residential parking area of the Condominium, except with the written permission of the Trustees.
7. No parking space shall be used by any person other than an occupant of a Unit at the Condominium or their guests, visitors or service providers of an occupant of the Condominium, and by said guest or visitor only when said guest or visitor is, in fact, visiting upon the premises and not on a long term basis.

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8. No vehicle shall be parked in such a manner as to impede clear passage for any vehicle or prevent ready access to another Unit Owner's parking space.
9. Any repairing or maintenance of vehicles in the parking areas is expressly prohibited. (Except in cases of emergency as changing of a flat tire or using jumper cables)
10. Vehicles may not be parked on landscaped areas.
11. Residents must be available to move their vehicles when snow removal operations are in progress. Residents failing to move said vehicles during snow removal will be assessed any increased cost incurred by the Association caused by the failure to move their vehicle during snow removal operations. Residents that are on extended vacations must leave a key with a neighbor or family member that can move their vehicle during snow removal.
12. In the event of an emergency or for safety considerations as determined by the Trustees, the vehicle may be towed immediately and without warning at the vehicle owner's expense or the unit owner if the vehicle is a guest, visitor, service provider or occupant of the unit or the unit owner.
13. Long-term parking and/or storage of vehicles is prohibited. Long-term being defined as longer than two weeks in the main parking lot and one week in the parking located under the garage.
14. The residential parking areas are reserved for vehicles of the occupants of the Units in the Condominium that have been registered with the Board.
15. Any unauthorized vehicles or vehicles parked in unauthorized areas shall constitute a violation of the Rules and Regulations. For any violation of these Rules and Regulations, said vehicle shall be subject to tow at the expenses of the vehicle owner in accordance with Massachusetts General Laws Chapter 266, Sec 120D.
16. In addition to the other penalties provided, any vehicle belonging to a unit owner, his guests or invitees, which violates the above-referred to parking rules and regulations, shall subject the owner of said unit to a fine as from time to time provided by vote of the Board of Trustees, which fine shall be added to the unit owner's common expenses due to the additional costs of administration in enforcing these Rules and Regulations against violators.