

2.06 PARKING GUIDELINES

Like the private roadways, the parking areas behind the buildings in the development are common elements of Palatine Station. The parking rules and regulations for the Association are designed to promote the safety and security of the residents and to maintain the appearance of the property to the highest standards. These regulations cover vehicle registration, permitted vehicles, permanent parking, guest parking privileges and enforcement procedures. The Board sincerely requests your cooperation in adhering to the following parking related rules and regulations.

A. Permitted and Non-Permitted Vehicles

Permitted vehicles may park in the spaces in the development marked for parking. Parking, maintenance or storage of Non-Permitted Vehicles on any portion of the property is expressly prohibited.

1. Permitted Vehicles

- a. Any non-commercial passenger type vehicle that has a valid license plate or application and does not otherwise fall into one of the categories of Non-Permitted Vehicles (see subparagraph 2 of Section 2.06 (a).
- b. Notwithstanding subparagraph "a" of this subsection "1," a commercial vehicle can be parked in designated parking areas of the development if one of the following two circumstances applies:
 - 1) the vehicle also serves as the resident's primary source of personal transportation; and if the vehicle has visible painted or affixed advertising, it is parked in an area not visible from a public street; or
 - 2) the commercial vehicle is doing business with a resident during normal business hours, so long as such parking is only for the period of time necessary to provide the commercial services requested by a resident or the Association.

2. Non-Permitted Vehicles

- a. Any vehicle not in working condition.
- b. Any vehicle not properly licensed.
- c. Hearses, regardless of personal or commercial use.
- d. Recreational vehicles, including trailers, campers, mobile homes, boats and trucks with camper backs.
- e. Tractor cabs and trailers.
- f. School or church buses or vans.
- g. Trucks in excess of one (1) ton.
- h. Any vehicle not capable of fitting in the relevant Unit owner/resident's garage.
 - i. Any vehicle transporting dangerous, flammable, hazardous, corrosive or explosive cargo.
- J. Portable storage units.
- k. Any abandoned vehicle (see paragraph "D" of this section 2.06).

B. Registration and Permits

All vehicles must display a Palatine Station permit sticker at all times. Parking permit stickers will be issued to each Unit owner after they register their vehicle(s) by completing the Vehicle Registration Form. A new registration form must be completed when an owner adds or changes vehicles. The permit sticker should be placed in the top right corner of the rear windshield. If this area is not available, the sticker may be placed just above the Village windshield sticker. There is a \$10 fee for replacing lost permit stickers.

C. Guest Passes

Any and all vehicles parked on the property for more than forty-eight (48) hours, without advising the Property Management Company, in advance, may be deemed trespassers and may be removed. If a vehicle is to be parked for a period longer than 48 hours, a guest pass must be obtained from the management agent.

Requests for guest vehicle registration shall include:

1. The host Unit owner/residents' name ("Host Owner/Resident"),
2. Palatine Station Unit number,

3. telephone contact information for the owner/occupant,
4. vehicle owner name,
5. description of guest vehicle,
6. state of guest vehicle's registration,
7. Guest vehicle's license number, and
8. date(s) that guest vehicle will be parking on Association property (limited to one week without a waiver from the Board).

Unit owners or lessees will assume responsibility for the improper actions/inactions of guest vehicles so registered.

D. Abandoned Vehicles

Abandoned vehicles may not be kept in the development. An abandoned vehicle shall be considered to be any vehicle which:

1. is in a state of disrepair rendering it incapable of being driven in its present condition;
2. has not been used or moved for seven (7) consecutive days or more;
3. does not have a current, valid vehicle license plate and municipal vehicle sticker, if required; or
4. is such that the acts of the vehicle clearly indicate it has been abandoned.

E. General Rules

1. Vehicles may not be parked with a cover over the vehicle.
2. Vehicles may not occupy more than one parking space.
3. Handicap-designated parking spaces are reserved for vehicles carrying a license plate, permit, or other documentation issued by a government authority designating them as eligible for parking in such spaces.
4. Vehicles may not be parked so as to obstruct passage, ingress or egress of other vehicles or persons on the property. All vehicles shall be parked within permitted limits or within designated areas or other marked boundaries for such vehicles.
5. All vehicles are restricted to paved surfaces, including the street, driveways and parking areas on the property. There shall be no parking or routes of passage across any other portions of the property, including all lawn areas and sidewalks.
6. If any vehicle is obstructing passage, the owner will be contacted. If no contact can be made or if the identity of the owner cannot be determined, the vehicle will be immediately towed at the owner's expense.
7. No engine maintenance or bodywork shall be performed on any vehicles parked on any Common Area or Limited Common Area.
8. All vehicles shall be moved at the request of the Board or managing agent when necessary to facilitate snow removal.

F. Enforcement

1. In the event of a violation of these rules, the Board, or its duly authorized agent, shall send a notice of violation to the Unit owner and/or shall affix a parking violation notice to the vehicle. Any parking violation notice, which is affixed to the vehicle, shall contain such information as the Board deems appropriate. Any such parking violation notice issued may, at the discretion of the Board of Directors, be either in the form of a warning or a notice of a hearing for the purpose of levying a fine in accordance with the rules and regulations of the Association.
2. In addition to providing a notice of any violation in accordance with the above provisions, the Board may also take any and all of the following actions:
 - a. Record, to the extent possible, the vehicle identification, including license number, vehicle sticker, date of violation, type of violation and vehicle owner, if known, on a permanent record of violations. All such records shall be kept by the Association in the manner designed by the Board.
 - b. Identify or attempt to identify the Unit owners whose vehicle is causing the violation or whose guest or invitee is causing the violation.
 - c. Identify or attempt to identify the vehicle owner, if not a Unit owner, and notify that owner of the violations.

d. Notify the local governmental authorities, asking that they issue a citation and remove the vehicle.

3. In addition to the other provisions for enforcement contained herein, Vehicles violating the provisions prescribed in this document shall be subject to towing at the owner's expense and, when applicable, to ticketing by the appropriate public enforcement authority pursuant to the following:

a. When a vehicle has been abandoned on Common Elements and notice of such violation was affixed to the vehicle at least seven (7) days earlier, the vehicle may be towed without further notice.

b. When a vehicle is parked in a manner which presents an immediate danger to the development or to the health, safety and welfare of any person thereon, the vehicle may be towed without notice.

c. Any time a vehicle is towed pursuant to these rules, all costs and expenses incurred shall be assessed to the vehicle owner. In the event the vehicle owner is a Unit owner, the costs and expenses may be assessed to the Unit owner as a common expense.

d. The Board, or its duly authorized agent, shall notify the appropriate companies or individuals to remove vehicles. In addition, when any tow is authorized under these rules, the duly authorized agent for the Association shall notify the local police to provide them with the appropriate information concerning the tow and to request their assistance in order to ensure that no breach of the peace will occur.

e. The Board may enter into an agreement with an appropriate company or individual to effect removal of vehicles pursuant to authorization under these rules.