

CONTEMPO ONE CONDOMINIUM OWNERS' ASSOCIATION PARKING RULES

Amended Effective Date January 2009

Pursuant to AS 34.08.320(a)(1) and Article III, Section 13 of the Bylaws, Contempo One's Board of Directors is authorized to implement and amend House Rules. The Board hereby repeals the October 10, 1990 Parking Rules and replaces them with the following:

Vehicles and Parking

1. Each unit has one assigned parking space under the carport, which space shall be used as primary parking for the unit. Each resident shall park in their assigned space, and each individual resident is responsible to call for towing if an unauthorized vehicle is in your space. Please call Riggs Towing at 344-3038. Towing will be at unit owners' expense.
2. All other designated parking spaces are unassigned for use by visitors or owners subject to the parking pass rule. Each unit is allowed a maximum of two vehicles, and residents may use unassigned visitors parking spaces (if necessary, and as secondary parking only) for the second vehicle. Unassigned parking space is strictly limited to a duration period of 72 hours.
3. All vehicles not parked under the carport must have a current year parking pass hanging only on the rear view mirror. Should a pass be lost, stolen, broken, or any other reason owners may request a new parking pass at the owners cost for \$100.00.
4. Inoperable or junk vehicles shall not be parked or left anywhere on the common area, driveways, or assigned parking spaces. Vehicles with expired tags, flat tires, broken glass, or missing parts are considered inoperable.
5. Vehicles shall not be repaired or have oil changed while on the project, regardless of location. Any oil leaks shall be promptly corrected, and the owner may be charged any cleaning cost associated with removing oil stains from the parking areas. Batteries, tires, oil/fuel containers, cleaning products, etc., may not be stored in the carports.
6. Trailers, snowmobiles, motor homes, campers, and other large vehicles, commercial vehicles or heavy equipment may not be parked anywhere on association property without advance written approval from the Board of Directors. Motorcycles can park in assigned or unassigned parking spots, by themselves and not sharing the spot with another vehicle.
7. Vehicles may not be revved in the parking lot, and drivers shall use extreme care to minimize noise. Radios within vehicles shall be kept at a volume where sound cannot be heard outside the vehicle while within the Contempo One project.

Fine Schedule/Procedure

The above rules, in addition to provisions of the declaration and bylaws, will be enforced with minimum fines of \$25.00 per violation. At the discretion of the association manager or Board of Directors, minor "first offenses" may result in a warning before imposition of fines. Violations which are deemed to be "serious" may incur larger fines, up to any amount deemed "reasonable"

for purposes of Alaska Statute 34.08.320(a)(11). Ongoing, recurring or intentional violations will result in progressively severe fines which will be levied at the discretion of the Board.

In addition to fines, which may be levied, the Board may institute legal proceedings and correct violations (i.e., repairs, restoration, vehicle towing, etc.), charging all associated costs back to the offending owner as additional assessments. If the Association must retain legal counsel to enforce House Rules, Declaration or Bylaw provisions, legal costs may be assessed against the owner as additional fines. The association will normally tag a vehicle 24 hours prior to towing, although tagging is not a requirement (particularly in the case of repeat or flagrant offenses).

Notice of fines shall be delivered to the unit owner by first class mail sent to the owner's address listed in Association records. Hand delivery to the unit shall be an acceptable alternate form of notice. Fines shall be tentatively assessed as additional homeowner dues immediately following the infraction, and will be come final unless appealed to the Board of Directors within thirty (30) days thereafter. Homeowners may address the Board of Directors at the next regularly scheduled meeting to appeal any fine, provided the homeowner files a written notice of appeal with the Association manager within thirty (30) days after the fine is levied. Fines will be levied to ensure compliance with Association rules and regulations, rather than raise revenue.