

**SEA BRIM CONDOMINIUM
RULES & REGULATIONS PARKING/VEHICLE PROVISIONS
As Amended 12-8-2009**

- 1) Each unit is authorized one (1) parking space. Vehicles beyond one (1) must be parked off the property so limited guest parking spaces are available for short term guests.
- 2) Your guests are welcome. However, you are responsible for their conduct. Ask them to park in the guest parking area and to come and go quietly. Ensure that your guests do not back into parking spaces. If your guests will be parking a car in a guest parking space for more than three (3) days, a request, in advance, must be made to the Board via the Property Manager. The request will be considered taking into account the current demand for guest parking spaces. Any vehicle parking beyond three days in the guest parking spaces, without the benefit of prior Board permission, is subject to immediate towing. This is the case even if the vehicle has moved from and returned to guest parking within the three day period; parking need not be continuous for the vehicle to be subject to towing.
- 3) Any vehicle not authorized to park in a reserved space may be towed at the vehicle owner's risk and expense by the owner of the impacted parking space. Any vehicle determined to be parking improperly in the guest parking area may be towed at the owner's risk and expense by the Board or a representative of the Board.
- 4) The Board of Directors reserves the right to request proof of liability insurance from any vehicle owner using Sea Brim Parking. Any owner refusing to comply will be requested to remove his/her vehicle from the premises or risk having the vehicle impounded at the owner's expense.
- 5) Residents are to keep their vehicles in proper repair. Oil or fluid leaks are not acceptable. Said vehicle owner shall be responsible for immediate repairs to the parking lot that such leaks cause. Such vehicles shall be parked off the site until repairs are made.
- 6) Coming and going from our parking area can be dangerous. The maximum speed in the parking area and drive is (10 MPH). Owners observed driving at speeds in excess of the stated limit or unsafely at any time are subject to fines placed by the Board.
- 7) Only vehicles belonging to owners or renters shall be washed on site. Please use a hose nozzle with a shut-off capability in order to conserve water when washing a vehicle.