

UPWOOD PARK / SALVADOR DEL MUNDO **CO-OPERATIVE HOMES INC.**

POLICY FOR EXTERIOR PARKING

About this Policy

- 1.1 This policy sets out rules for the use of the exterior parking facilities and driveways and the rental of parking spaces at Upwood Park/Salvador Del Mundo Co-operative Homes (“the co-op”).
- 1.2 In this policy “household” means members, their children and long term guests who live in the same unit. “Board” means the Board of Directors of the co-op and “staff” means employees of the co-op.
- 1.3 This policy applies to all members. All renters must agree to follow this policy when they sign a parking space rental agreement with the co-op.
- 1.4 Rental fees for parking spaces are set in the co-op’s Operating Budget.

Entrance Area

- 2.1 No vehicle is allowed to block or sit unattended in the garage ramp, entrance, driveway or “no parking” zones. Vehicles can be towed from any of these areas, and from parking spaces for which there is no permission to use. Vehicles are only allowed to park in a parking space specified by a written agreement with the co-op. Vehicles must not be parked in a manner which obstructs other drivers’ view of the driving lanes.
- 2.2 No one is allowed to keep engines idling for more than three minutes in a given hour.
- 2.3 Members must not do mechanical repairs on any vehicle in the parking space.

Parking Space Rental

3.1 The co-op can rent parking spaces by the month. It can rent parking spaces in portion for use by small vehicles (eg: Smart Car, motorcycles, etc); each portion counts as a parking space for the purpose of this policy.

3.2 All vehicles parking in a space owned by the co-op must be a car, van, SUV or other private vehicle, owned by the member of the co-op. Vehicles owned by a third party, and/or those used for the member's employment are not permitted to be parked on co-op property. Members owning RVs, trailers or similar larger vehicles must find alternative parking facilities.

3.3 Subletting parking spaces that are rented from the co-op is not permitted.

3.4 The co-op is not responsible for loss or damage to any vehicles or other items in the co-op's parking spaces.

3.5 Each rental agreement gives permission to park in specific numbered spaces only. Vehicles parked in spaces for which they do not have permission can be towed. The co-op can require renters to change parking spaces to accommodate households which include persons with disabilities who require accommodation for parking.

3.6 When assigning parking spaces to a household which includes persons with disabilities, the co-op must provide parking spaces that take into account the accommodation required (eg: distance to the entrance, size of the parking space)

3.7 The co-op will require renters to provide written information needed to identify vehicles parked on co-op property, and who is responsible for the vehicle (eg: ownership documents). This information must be kept current. The co-op can refuse to rent if the information requested is refused, or is false. If the information is found to be false after the agreement is signed, the co-op can terminate the agreement and have the vehicle removed at the owner's risk and expense.

3.8 Parking spaces are for parking vehicles only and must be kept clear of debris, car parts, etc. Renters are not permitted to store derelict, unlicensed cars in the co-op's parking spaces at any time. Vehicles without valid licences will be towed at the owner's risk and expense, after give the renter 30 days' notice.

3.9 The co-op and those who rent its parking spaces must give at least one month's notice to each other before ending a monthly parking rental agreement.

3.10 Members must obtain a visitor's pass for their visitors, and members are fully responsible for their visitors.

Approved by the Board of Directors _____

Approved by the General Membership _____