



## **EMERALD CITY CLUB**

### **RULES AND REGULATIONS: PARKING AND MOTOR VEHICLES**

**March 15, 2019**

The following Rules made pursuant to the Condominium Act, 1998, (the "Act") shall be observed by all Owners (collectively, the "Owners") and any other person(s) occupying the Unit with the Owner's approval, including, without limitation, members of the Owner's family, his/her tenants, guests, invitees, servants, agents and contractors.

Any losses, costs or damages incurred by the Corporation by reason of a breach of any Rules in force from time to time by any Owner, or his/her family, guests, servants, agents or occupants of his/her Unit, shall be borne and/or paid for by such Owner in the same manner as Common Expenses.

#### **12. PARKING AND MOTOR VEHICLES**

For the purpose of these Rules, "motor vehicle" means a private passenger automobile, station wagon, compact van, motorcycle or moped as customarily understood.

- (a) Each Parking Unit shall be used for the parking of one (1) motorcycle or one (1) private passenger automobile and for no other purpose.
- (b) No parking areas shall be used for storage purposes.
- (c) No vehicles (other than motor vehicles validly parked in those Common Elements designated for visitor parking), equipment or machinery (including trailers, boats, and snowmobiles, shall be parked or left on any part of the Common Elements.
- (d) Parking is prohibited in the following areas: (i) fire zones; (ii) traffic lanes; (iii) the Private Roadway; (iv) driveways and drive aisles; and (v) delivery and garbage areas.
- (e) No servicing or repairs shall be made to any motor vehicle or equipment of any kind on the Condominium without the express written consent of the Manager or the Board. No motor vehicle shall be driven on any part of the Common Elements other than on a driveway, drive aisle or parking space. 10
- (f) Use of parking permits shall be per the parking permit Policy.

(g) All motor vehicles operated and parked in the premises by Residents must be registered with the Corporation. Each Owner shall provide to the Manager the license numbers of all motor vehicles driven by residents of that Unit.

(h) No motor vehicle shall be driven on any part of the Common Elements at a speed in excess of the posted speed.

(i) No person shall place, leave, park or permit to be placed, left or parked upon the Condominium any other motor vehicle which, in the opinion of the Manager or as directed by the Board, may pose a security or safety risk, either caused by its length of unattended stay, its physical condition or appearance or its potential damage to the property. Upon seventy-two (72) hours written notice from the Manager, the Owner of the motor vehicle shall be required to either remove or attend to the motor vehicle as required and directed by the Manager, in default of which the motor vehicle shall be removed from the property at the expense of the Owner. If a motor vehicle is left standing in a parking space or upon the Common Elements and is unlicensed or unregistered with the Manager, the vehicle may be towed without notice to the Owner and at the Owner's expense.

(j) Motor vehicles shall be equipped with the most recent noise control devices and operated on the roadways and in a manner so as not to disturb the other Owners. No motor vehicles or bicycles are permitted to be operated on sidewalk or walkway areas of the Condominium.

(k) No unlicensed motor vehicle shall be driven within the Condominium and no person shall operate a motorized vehicle within the complex without a proper operating license.

(l) No person shall park or use a motor vehicle in contravention of these Rules, otherwise such person shall be liable to be fined or to have his motor vehicle towed from the property in which event neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses whatsoever caused to such motor vehicle or to the Owner thereof.

(m) Residents are not to park in any visitor parking spots.

(n) Offsite Owners are not to use parking (visitors or otherwise) except when on-site for meetings with tenant(s) and/or Corporation matters.

(o) Visitors parking is only for on-site guests.

(p) The Board maintains the right to refuse parking to visitors who abuse parking.

(q) No motor vehicle having a propane or natural gas propulsion system shall be parked in a parking unit or the Common Elements.