

# THE SHORES

## Rental of Reserve Spaces

### **Rental of Reserved Spaces at the Clubhouse**

The Board of Directors may set aside individual parking spaces to be rented to individual unit owners. The number and location of these spaces will be determined entirely at the Board's discretion. All rented parking spaces will be subject to the following terms:

1. The primary parking places for resident's motorized vehicles shall be the 4 spaces for each unit. 2 spaces within the garage and 2 spaces directly in front of the garage.
2. All adopted parking rules for the property apply to the rented space.
3. The Board of Directors may terminate or change rental terms at any time giving 30 days' notice.
4. Resident's may request a long term guest pass for up to 2 weeks at no cost if parking is available. If guest parking is needed for more than 14 consecutive days, then a monthly fee of \$100 will be charged per month that the spot is needed. There are only 4 reserved spaces for rent and are available on a first request, first serve basis.
5. Parking permit must always be securely displayed on the front dashboard and visible from the windshield while parked in guest parking. The association is not responsible for the cost of booted or towed vehicles.
6. Payment is due at the first of the month and payable to The Shores Townhome Association to rent a parking space. If the amount due is not paid by the third of each month, the rental agreement shall automatically terminate. If the term starts or ends in the middle of the month, then the fee will be prorated for those partial months. Payment is due 1 week before the term begins if the lease does not start at the beginning of the month.
7. The vehicle parked in the rented space must be operable, have current license plates, and be maintained to avoid any fluid spills. Reserved spaces are not for storing unused vehicles which means it must be used on a regular basis. Any violation of these conditions shall cause the rental agreement to terminate with 5 days of notice, unless the violation is cured.
8. The rental is month-to-month. The unit owner may reapply to the Board of Directors through the property management company to extend use of the space upon expiration.
9. Unit Owner must be in good standing with all assessments due during the term of the rental agreement. Should the regular assessments become delinquent, the rental agreement shall terminate within 5 days of notice unless the assessments are made current.