

MIDLAND PARK CONDOMINIUMS
RESIDENT/RENTER PARKING RULES AND REGULATIONS

1. All parking is assigned on a per bedroom basis with no homeowner to exceed the following configuration:
 - 1 bedroom - 1 vehicle
 - 2 bedrooms - 2 vehicles
 - 3 bedrooms - 3 vehicles
2. Those units with garages are to use inside garage space plus driveway for a total of 2 cars.
3. Lots at 100 and 200 Building and 700 and 800 Building are assigned parking only. Guest spaces here are not for use by resident homeowners. Guest parking is for guests only. Contact the Board of Directors if you are not sure of your assigned space.
4. Railroad tie/boulder wall on South side of roadway across from 100 and 200 buildings and four (4) spaces opposite the northeast entrance to the upper parking are unassigned parking for guests' use. Please inform your guests of this area to avoid unnecessary towing fees. All overnight guest parking is subject to the same requirements as stated in #6 [Snow] below.
5. All cars in the complex are to be operable summer and winter to facilitate quick removal for fire apparatus, snow removal, street cleaning etc. Downed vehicles are defined as:
 - inoperable or damaged vehicles
 - vehicles without current licenses plates and vehicle registration stickers

Downed vehicles are prohibited without the written consent of the Board of Directors. Written consent will only be for a maximum of 15 days while the owner is either having a vehicle repaired, waiting to have it removed or in the active process of selling it [*The owner will be asked to provide proof, acceptable to the BOD, of activity regarding action being taken to facilitate the sale*] or such other reasons as may be approved by the BOD. Downed cars will be removed from the parking lots at the owner's expense by the Board of Directors if not attended to.

6. Snow - During or after snowfall of more than four (4) inches, or anticipated accumulations during the day, each homeowner is expected to remove their car(s) from the complex during the day to facilitate snow removal or clear snow from the immediate vicinity surrounding their vehicle without causing any impediment to accessing or movement of vehicles in adjacent spaces assign to other owners.
7. Major snow clean-up days will be announced by written notice and any car in the lot after 8:00 am on these days is subject to tow at the owner's expense.
8. Absolutely **NO PARKING** at any time is allowed along the North or South side of the island at 100, 200 Building lot; or, along the North side of Road at 300, 400, and 500 Buildings, especially near the island in the upper lot.

9. No resident shall allow a friend to park/store or otherwise enjoy parking space at Midland Park.
10. All owners with long-term guests/renters shall be responsible for these guests/renter's vehicles. These persons should be informed of all parking regulations to insure the homeowner's good standing with the residents of Midland Park.
11. Any homeowner owning more than the allotted number of vehicles permitted as per item #1 and who has a legitimate need of that additional vehicle for work purposes, can petition the Board to determine if the following exception to allowing that vehicle may apply:
 - A homeowner may negotiate with another homeowner who has no vehicle, for permission to use their vacant designated parking space. Should the lending homeowner agree, the following conditions apply:
 1. The Property Manager is to be notified by both "lessee" and "lessor" of this arrangement.
 2. The additional vehicle is not to be "stored" in this additional spot as it is understood that said vehicle is to be used daily for business and will be moved for snow removal or any potential roadwork. If the lessee is to be absent for a period of time, the Property Manager is to be notified of time frame of the absence or lessee's vehicle would need to be housed off-site until the lessee returns.
 3. Should the lending homeowner require the original space for guests, etc. the "lessee" would then need to store the additional vehicle off-site until this space once again becomes available.
 4. If the lending space no longer becomes available, the lessee would need to negotiate with another homeowner who has an available designated space or house the additional vehicle off-site.

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