



Eaton Lakeview Development

Loading Zone and Parking Regulations



NOVEMBER 15, 2018

EATON LAKEVIEW DEVELOPMENT, LLC.
325 N. Main St. Unit B Middleton, MA 01949

Loading Zone and Parking Regulations

1.1. Registration and Permits.

- 1.1.1. Each Tenant must register their vehicle with Eaton Lakeview Development (ELD) Management and comply with all provisions of the Parking Regulations outlined herein:
- 1.1.2. Any vehicle not registered with ELD Management will be booted or towed at the vehicle owner's expense.
- 1.1.3. Parking permits may ONLY be obtained from ELD Management. Permits may be obtained by contacting the ELD Management Office.
- 1.1.4. A parking permit allows parking in the parking areas on a first-come basis. Parking availability is not guaranteed, and no fee for general parking is charged.
- 1.1.5. Permits are plastic mirror tag valid only when clearly displayed on the vehicle to which they are registered.
- 1.1.6. A new parking permit shall be obtained when a registered vehicle is replaced.
- 1.1.7. Permits shall be immediately invalidated when a Tenant vacates the Premises.
- 1.1.8. Any vehicle not displaying a valid permit or any vehicle that is incorrectly parked, including but not limited to those parked in front of trash bins, walkways, or in fire lanes, will be towed at the vehicle owner's expense and may be towed without warning.
- 1.1.9. No attempt will be made to contact owners of vehicles without permits prior to towing.
- 1.1.10. Tenant may request the following number of permits dependent on apartment unit size:
 - One Bedroom (34 Units) – 1 Permit
 - Two Bedrooms (32 Units) – 1 Permit
 - Three Bedrooms (8 Units) – 2 Permits

1.2. Parking for Visitors and Guests.

- 1.2.1. Visitors, guests or invitees of Tenant ("Visitors") must obtain a temporary parking permit by contacting the main office during business hours when entering the Property and must be in the presence of Tenant or present a written and signed letter from Tenant. If on a weekend or at night, a note must be placed on the dashboard telling what apartment unit they are visiting.

1.3. Tenant Winter Season Parking Regulations, Effective December 1st to April 30th.

- 1.3.1. Tenants and Visitors are subject to the following winter season parking regulations from December 1 until April 30.
- 1.3.2. Tenants shall not park their vehicles so that either bumper extends over a sidewalk. This prevents proper sidewalk snow removal and creates a general safety hazard.
- 1.3.3. Tenants must move their vehicles to a cleaned, plowed spot within 12 hours after ELD Management has plowed the parking lot and there has been three (3) inches or more of snow accumulation on or around the parked cars.

- 1.3.4. ELD Management shall attempt to contact Tenants who have not moved their vehicles as set forth above, provided such Tenants are not repeat offenders of the Vehicle Movement Rule.
- 1.3.5. Tenants who are travelling away from the Property overnight must inform ELD Management in order to prevent the penalties provided for herein. Such Tenants understand and acknowledge that snow plowing will be conducted around any vehicle left in an uncovered parking space, and that extensive snow removal by hand may be necessary in order to allow vehicle use.

1.4. **Miscellaneous Parking Rules and Regulations**

- 1.4.1. Users of the parking areas shall obey all posted signs and park only in the areas designated for vehicle parking.
- 1.4.2. Handicapped parking is reserved for handicapped parking permit holders only. Handicapped parking permits must be registered with the ELD Management Office.
- 1.4.3. Maintenance of vehicles on the Property is strictly prohibited.
- 1.4.4. Owner and ELD Management shall not be responsible for any damage to vehicles, injury to persons or loss of property, all of which are risks assumed by the party using the parking areas.
- 1.4.5. All vehicles must have current inspection stickers and license tags. Storage of inoperative vehicles is not permitted. Vehicles that have expired inspection stickers or license tags, unlicensed vehicles, or vehicles that are inoperable are subject to towing at the expense of the vehicle owner.
- 1.4.6. Visitor parking is permitted in the designated visitor parking area only. Vehicles taking up more than one (1) parking space shall be subject to towing at the vehicle owner's expense.
- 1.4.7. Vehicles parked in tow-away zones, fire lanes, reserved parking areas, handicapped parking (without proper handicapped parking permits), or blocking a trash receptacle shall be towed at the vehicle owner's expense in accordance with applicable law.
- 1.4.8. All posted speed limits must be observed. Where no speed limit is posted, the speed limit shall be 10 MPH.
- 1.4.9. Excessive vehicle speed or noise shall constitute a disturbance and shall be deemed a violation of the Lease.
- 1.4.10. Motorcycles and motorbikes are considered motor vehicles and shall be treated as such. Requests for motorcycle or motorbike permits shall be taken on a limited basis.
- 1.4.11. No trailers, motor homes, boats, campers or large trucks shall be allowed on the Property overnight without prior consent from ELD Management.
- 1.4.12. Tenants are not allowed to park in the Visitor Parking area unless is necessary.
- 1.4.13. Violators of ELD Parking Regulations shall be subject to a wheel lock or towing at the vehicle owner's expense.
- 1.4.14. Wheel locks shall be removed by ELD Management during office hours only. The charge to remove a wheel lock is One Hundred Dollars (\$100.00). The towing fine is Two Hundred Fifty Dollars (\$250.00). No personal checks shall be accepted.
- 1.4.15. **ATTEMPTS TO MOVE YOUR VEHICLE WITH THE LOCK ON YOUR WHEEL WILL RESULT IN DAMAGE TO THE VEHICLE. ELD, OWNER AND ELD MANAGEMENT SHALL NOT BE HELD LIABLE FOR SUCH DAMAGE OR OTHER CONSEQUENCES OF A WHEEL LOCK.**

- 1.4.16. Attempts to remove a wheel lock shall be considered destruction of ELD Management property and shall be considered a violation of the Lease, with potential prosecution for such damages.

1.5. Loading Zone Rules and Regulations

- 1.5.1. Loading Zone space use is explicitly reserved for ELD Management use and at Management's discretion will be assigned for nightly overflow parking or visitor parking as needed.
- 1.5.2. Loading Zone space can be reserved for moving trucks/oversized deliveries. To reserve, contact ELD Management office a minimum of 5 business days in advance of necessity.
 - 1.5.2.1. Loading Zone space use for moving trucks will only occur between the hours of 8am – 2pm.
 - 1.5.2.2. Loading Zone use as overflow or visitor parking will occur only between the hours of 7pm – 7am at ELD Management's direction.
- 1.5.3. Violators of ELD Loading Zone Rules and Regulations shall be subject to towing at the vehicle owner's expense.
- 1.5.4. ELD Management will not attempt to contact Tenants who have not moved their vehicles as set forth above.