

Attachment B

Valencia Apartments Parking Rules and Regulations – A part of the Lease

1. Parking permits must be obtained from the Valencia Front Office. A ‘General’ parking permit allows parking in the non-covered parking areas on a first come basis. General parking availability is not guaranteed and no fee for general parking is charged.
2. ‘Reserved’ parking is available at a nominal cost on a first-come-first-served basis, and a ‘Reserved’-parking permit can be purchased in the Valencia Front Office. All reserved parking is by assignment and is not transferable. Vehicles with reserved permits must be parked in the designated stall. Reserved spaces may be used only for parking the registered vehicle and are not to be used as storage.
3. If at anytime a tenant’s ‘Reserved’ space is blocked or another vehicle is illegally parked in it, tenant must notify the Valencia Front Office or Recreation Office, which ever is open, and the issue will be turned over to the towing company by Valencia Staff. Tenant is advised not block the vehicle or illegally park in another reserved space because tenant’s vehicle may also be towed for parking incorrectly or illegally.
4. Permits are valid only when clearly displayed on the vehicle to which they are registered. The vehicle must be the property of the tenant or guarantor.
5. No tenant parking is permitted at any time in spaces marked ‘Staff Only’. ‘Leasing Office Customer’ parking is available for TENANTS ONLY after the designated hours posted.
6. Visitor parking is on the street. Due to limited parking no exceptions can be made.
7. Excessive vehicle speed or noise constitutes a disturbance and is a violation of the lease. Motorcycles and mopeds are not to be ridden outside roads and parking areas; nor stored in any apartment and must be parked in designated areas. The washing or repair of vehicles, including the changing of oil, is not allowed on the property.
8. Any vehicle not displaying a valid permit or one incorrectly parked, including but not limited to those parked in front of trash bins, walkways, or in fire lanes, will be towed at owner’s expense and may be towed without warning. **NO ATTEMPT WILL BE MADE TO CONTACT OWNERS OF VEHICLES WITHOUT PERMITS.**
9. These rules and regulations are subject to amendment and modification as necessary as Valencia Apartments deems necessary.

Owner of a vehicle that has been towed should contact one of the following numbers to locate their vehicle:

SLO Police Department..... 781-7317

Martin’s Towing..... 543-1167
207 Higuera Street
San Luis Obispo CA
(Valencia’s contracted towing company)

Attachment C

Monetary Fines for Rules and Regulations Violations - A Part of the Lease

1. Noise Violation Fines:

- A) If a Tenant or Apartment receives a *Disturbance Advisement Card* issued by *Police* or *S.N.A.P.S.*, the Tenant then receives **\$300 Fine** From Valencia Management & each tenant of the apartment involved in incident will be served an Eviction warning.
- B) If a Tenant or Apartment receive a 2nd *Disturbance Advisement Card* issued by *Police* or *S.N.A.P.S.*, Valencia Management will double the fine to \$600 & each Tenant of the apartment involved in incident will be served an Eviction notice.

2. Parking Violation Fines:

- A) Tenants, with a current properly posted parking permit, that park in an area with posted hours will be **ticketed \$50.**
- B) If a Tenant, with a current properly posted parking permit, continues to violate posted hours the fine will **increase \$25 for each offense.**
- C) All vehicles with out properly posted, current parking permit will be towed at owners expense. (See Parking Rules, Attachment B)