

Park Place Village Condominium Association

c/o AAM, LLC

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Date: September 15, 2018
To: All owners and Residents
From: Board of Directors

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The Board of Directors has hired Oversii to enforce the Parking Rules as described in Conditions and Restrictions (CC&Rs) of Park Place Village Condominium Association.

What this means to residents is that all vehicles belonging to residents must be parked in their respective garage.

All designated parking spots are for **GUEST PARKING ONLY**. All vehicles of residents must be parked in their garages at all times. Rental owners need to let prospective tenants know that they should not bring three vehicles into the community and expect to park a third vehicle in a guest space.

Section 4.13 of CC&Rs clearly states that A Unit Owner, Lessee or Resident of a Unit may only park any vehicles owned, leased, or controlled by them in the garage of the unit owned or occupied by them and in no event shall any Vehicle owned, leased or controlled by any Unit Owner, Lessee or Resident be parked in any other location within the Condominium. A Resident is defined in CC&Rs as any person residing in a Unit for 30 days or more within a twelve month period.

Oversii is the company hired by the Board of Directors to enforce these rules and will be patrolling the community keeping a close watch for vehicles that are parked overnight (between 12:00 AM and 6:00 AM). Vehicles that are parked in fire lanes, blocking garage access, or parked in non-designated spaces like on street or in front of Trash Compactors area are subject to immediate tow without notice. Residents are not allowed to park in guest parking. Any vehicle parked in violation is subject to towing at the expense of the owner of said vehicle.

The Association is not responsible or liable for any damage, theft, destruction, or vandalism to any vehicle parked overnight in guest or permitted parking spaces.