LATITUDE CONDOMINIUM
PARKING RULES AND REGULATIONS

K. MOTOR VEHICLES

1. DEFINITIONS

For purposes of these Parking Rules and Regulations (hereafter “Parking Rules”), the following definitions shall apply:

“Latitude Condominium Property” shall mean all real property included in the Condominium as described in Schedule “A” of the Condominium Declaration.

“Commercial vehicle” shall mean any vehicle that: (a) bears commercial logos, lettering, or advertising; (b) carries equipment for commercial or business use; (c) is designed or outfitted for commercial or business use; (d) is used to sell, lease or provide goods and/or services. Vehicles belonging to governmental agencies, including local improvement districts, are excluded from the definition of “Commercial vehicle.”

“Nighttime hours” shall mean between 10:00 PM to 7:00 AM.

“Open parking spaces” shall mean all designated parking spaces within Latitude Condominium Property, other than enclosed garages assigned to a particular Unit as limited common element.

Except as defined above, all other words used in these Parking Rules shall have the same definition as given to them in the Condominium Declaration.

2. VEHICLES AND RELATED ACTIVITIES

a. Insured and operable vehicles only. Only operable passenger motor vehicles, which meet the State of Washington’s minimum insurance requirements and can be legally driven on public roads, may be parked on Latitude Condominium Property, whether in garages or in open parking spaces.

b. Registration. All vehicles parked, operated, or driven upon Latitude Condominium Property must be properly registered with the State of Washington and bear current vehicle licensing tabs.

c. Garages. Pursuant to Section 8.3 of the Condominium Declaration, the garages and open parking spaces are intended to be used primarily for parking of operable passenger motor vehicles. As such, no garage shall be used for storage, living quarters, or any other purpose that would make it impossible or impractical to use the garage for parking of operable passenger motor vehicles. Commercial vehicles must be parked in garages and are not permitted to be parked in open parking spaces; except that: commercial vehicles shall be permitted to be parked in open parking spaces in the event of emergencies and for purposes of performing routine maintenance, repairs, and other services during non-nighttime hours.

d. Non-passenger vehicles and equipment. No recreational vehicles, including without limitation boats, motorhomes, jet-ski’s, ATV’s, snowmobiles, and no parts or equipment related or used in connection with recreational vehicles, such as trailers, camper shells, or vehicle covers, shall be parked or stored in any open parking spaces or anywhere else on Latitude Condominium Property that is visible to the public, or from the Common Elements or the Units.
e. **Vehicle repairs and maintenance.** All repairs must be conducted only inside the garage. Vehicle repairs, including but not limited to vehicle painting, major restoration, rebuilding, or any repair that causes nuisance, fire hazard, annoyance to neighbors, or any repairs that involve partial dismantling or jacking up a vehicle that would render the vehicle inoperable are not permitted anywhere on Latitude property. In addition to being liable for fines for violation of these Parking Rules, the Board may also require an Owner to pay for the cost of repairing any damage caused to the Limited Common or Common Elements as a result vehicle maintenance or repair work. The cost of such repairing such damage shall be collectable as an assessment.

f. **Car washing prohibited.** No washing of vehicles or cleaning of parts is allowed on Latitude Condominium Property, including without limitation in garages or open parking spaces.

g. **Garage parking to be used first.** During nighttime hours, no Owner, and no Owner’s tenant, guest or invitee shall park in an open parking space, if the garage is not being used for parking of an operable motor vehicle in accordance with these Rules. The intent of this Rule is to require Owners and their tenants, guests and invitees to park in the garage first, and then to utilize the open parking spaces, if permitted to do so. Notwithstanding the foregoing, in the specific situation where an Owner’s vehicle is too large to fit within the boundaries of his/her garage, said Owner may be entitled to park his or her vehicle in an open parking space upon the Board approval; provided that, the garage must still be used primarily for parking of operable passenger motor vehicles and may not be converted to a living space or used as storage, and in such case no additional open parking decal will be given. Motorcycles must be parked inside a garage with an automobile unless they are incompatible within the space. In that case, the automobile or motorcycle can be parked in an open parking space with an orange decal, upon Board approval.

### 3. VEHICLE REGISTRATION RULES

a. **Decal or Permit required for nighttime parking.** All vehicles parked during nighttime hours on the Latitude Condominium Property must have a valid Latitude decal (residents) or parking permit (guests).

b. **Prerequisites to obtaining a parking decal:**

   b.1 **HOMEOWNERS AND OCCUPANTS REGISTRATION FORM**
   Prior to receiving a vehicle decal, a resident must complete the Homeowners and Occupants Registration Form for the particular Unit in which said resident resides, and submit the form to the Association Manager or on-site manager.

   b.2 **VEHICLE REGISTRATION and REQUEST FORM**
   To obtain a decal, residents must submit a Vehicle Registration & Request Form for each vehicle they intend to park on Latitude Condominium Property, whether in an enclosed garage or in open parking spaces. All vehicles belonging to a resident of a Unit must be registered with the Association to park on Latitude Condominium Property. If the vehicle owner is a tenant or non-owner occupant of a Unit, that tenant or non-owner occupant must obtain the Unit Owner’s signature on the Vehicle Registration & Request Form.

c. Owners are responsible to inform their tenants of registration requirements and ensure compliance therewith.

d. **Changes to Vehicle Registration and Request Form.** Owners shall promptly report any changes to information supplied on a Vehicle Registration & Request Form(s) issued for their Unit to the association manager or on-site manager, such as a new license plate number, by updating the form at the Latitude Clubhouse. Failure to promptly update changes to information supplied on the Vehicle
NOTE: ALL FORMS DESCRIBED IN SECTION “3” ABOVE MAY BE OBTAINED ON THE LATITUDE WEBSITE, http://www.latitudecondosfw.com, OR IN THE CLUBHOUSE LOBBY

4. **RESIDENT PARKING DECALS (AFTER VEHICLE REGISTRATION)**

Colored parking decal(s) will be issued for parking a vehicle during nighttime hours upon approval of a completed Vehicle Registration and Request Form. Parking decals will be issued in one of two colors, green or orange.

   a. **Green parking decals.** Green parking decals, when properly displayed, shall entitle a vehicle to be parked in the garage assigned to the Unit as shown on the Vehicle Registration and Request Form, and nowhere else upon the Latitude Condominium Property. Only one green parking decal shall be issued per Unit.

   b. **Orange parking decals.** Orange parking decals, when properly displayed, shall entitle a vehicle to be parked in open parking spaces, on a first come first serve basis. Orange parking decals shall be issued in the Board’s sole discretion, subject to the terms and provisions of these Parking Rules and the Condominium Declaration. Due to the limited number of open parking spaces, no more than one orange parking decal shall be issued for any Unit. Orange parking decals will only be issued to vehicles registered to a resident of a Unit, with proof of residency, and may be denied if the vehicle parked in the garage is not registered to a resident of the same Unit.

   c. **Display of parking decals.** Parking decals must be affixed to the exterior of the vehicle window and properly displayed so that they are clearly visible from the driving lanes within the parking lot. More specifically, if a vehicle is parked in an open parking space face-in, then the parking decal shall be displayed in the left rear window. Conversely, if a vehicle is parked in an open parking space face-out, then the parking decal shall be displayed in the driver side front window. See also “Vehicle Registration & Request Form” for image of placement locations.

   d. **Non-transferable.** Parking decals are not transferable or assignable between vehicles, residents, tenants, guests, or Units.

5. **GUEST PERMITS**

   a. **Visitor and guest registration.** All visitors, guests, contractors, or invitees (collectively “Guests”) of an Owner or Resident of a Unit must register to park on Latitude Condominium Property during nighttime hours. Guest parking is designated in any of 5 separate zones, on a first come first serve basis. Guest vehicles parked in spaces other than zones designed for Guest parking will be subject to towing. An Owner/Tenant and his or her Guest shall be jointly and severally liable for any and all violation fines and expenses related to towing of said Guests’ vehicle. See, map of “Designated Guest Parking Areas,” on page 8, hereto.

   b. **Short-term and long-term guest parking.** A Guest may register to park his or her vehicle on either a short-term or long-term basis. Registration is required, but no parking decal will be issued.
• **Short-Term Guest parking.** Properly registered and approved vehicles shall be allowed to park on a short-term basis on Latitude Condominium Property, in designated Guest parking zones, for no more than 15 days per 365 days. You may register for short-term guest vehicle parking at [www.latitude.parkingattendant.com](http://www.latitude.parkingattendant.com). To facilitate parking enforcement, registration through the website via electronic device such as smart phone, computer or tablet is highly encouraged.

• **Long-Term Guest Parking.** Properly registered and approved vehicles shall be allowed to park on a long-term basis on Latitude Condominium Property, in a designated Guest parking zone, for a period of more than 15 days, but less than 30 days in 365 days. Long-term guest parking registration must be accomplished, in person, at the Latitude clubhouse for a fee.

• Moving vans, u-hauls, trailers, and similar vehicles used for moving items in and out of Units shall be registered as Guest vehicles if they are parked on the Property during nighttime hours and shall be parked at the clubhouse parking spaces only.

6. **GENERAL PARKING RESTRICTIONS**
   a. **Clubhouse Parking.**
      
      **Nighttime** - Clubhouse parking (meaning parking adjacent to the Latitude clubhouse) is reserved during nighttime hours for Guest parking of properly registered guest vehicles and resident permitted vehicles with an orange decal.

      **Daytime** - Except for properly registered guest vehicles, other vehicles belonging to individuals utilizing the clubhouse or related facilities or for short-term business in the office shall be allowed to park in Clubhouse parking.

   b. Only one vehicle per open parking space

   c. Vehicles must be parked within the lines of a designated parking space with enough space left to allow other vehicles to park in adjacent spots, and / or pedestrians to gain access to sidewalks or walkways.

   d. No vehicle overhangs (front or rear) over sidewalks, or blocking safe pedestrian access to sidewalks or walkways

   e. No vehicle shall be parked in the circle front of building CC at any time, as it is a fire lane.

   f. No vehicle shall be parked in the driveway areas in front of buildings M, N, O, P Q, R, or S, during nighttime hours.

   g. All vehicles must be parked in garages or in one of the 180 designated open parking spaces.

   h. Open parking spaces shall be used for the parking of operable passenger motor vehicles in accordance with these Parking Rules and the Declaration.

7. **VEHICLE TOWING.** The following are violations of these Parking Rules that shall result in the immediate towing of the vehicle from Latitude Condominium Property, at the vehicle owner’s expense, without warning:

   a. Any vehicle, deemed within the sound discretion of the Board, to constitute a safety hazard to other residents or their property;
b. Guest vehicles parked in spaces other than zones designed for Guest parking during nighttime hours will be subject to immediate towing, pursuant to paragraph 5. (a) above.

c. Vehicles parked in open parking spaces during nighttime hours without a properly displayed orange parking decal or bearing an invalid permit.

d. Vehicles parked on the Common Elements, other than in a designated open parking space, including any vehicle that is parked:
   (i) on any grass or landscaped area;
   (ii) in a designated fire lane or within prohibited distance from a fire hydrant; or
   (iii) in such a manner as to obstruct, block, restrict vehicular traffic on Latitude Condominium Property or access to another resident’s unit, garage, or to access ramp(s), sidewalk(s), or walkway(s).

8. **FINES AND PENALTIES**
Owners are responsible for ensuring compliance with these Rules. Owners may be fined for failing to comply with these Rules, and shall also be responsible to pay fines for any violations of these Rules by their tenants, guests, or invitees. Fines and penalties for parking violations are set forth in the Parking Rules and Regulations Tables, attached hereto and incorporated herein by this reference.

9. **AMENDMENT**
These Parking Rules and Regulations and the attached Tables may be amended by the Board, from time to time, in accordance with the Association’s Governing Documents and RCW 64.34.

10. **EFFECTIVE DATE**
These Parking Rules shall go into effect on October 1, 2015.

   Adopted this 31st day of July, 2015

________________________________________
Name:__________________________________
President/Treasurer

________________________________________
Name:__________________________________
Vice President

________________________________________
Name:__________________________________
Secretary

________________________________________
Name:__________________________________
Member at Large
# PARKING RULES AND REGULATIONS TABLES

## Table 1 - RESIDENT VEHICLE DECAL – FEE SCHEDULE

<table>
<thead>
<tr>
<th></th>
<th>Renewed</th>
<th>Service Fee (New &amp; Replacement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GREEN – garage</td>
<td>every 2 years</td>
<td>$10.00</td>
</tr>
<tr>
<td>ORANGE - open parking spaces</td>
<td>every 2 years</td>
<td>$10.00</td>
</tr>
</tbody>
</table>

## Table 2 – DECAL AND GUEST PERMIT PARKING LOCATIONS

During Nighttime Hours 10PM to 7AM

<table>
<thead>
<tr>
<th></th>
<th>GARAGE</th>
<th>OPEN PARKING SPACES</th>
<th>Guest Designated Areas (SEE MAP)</th>
<th>Clubhouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident decal GREEN</td>
<td></td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resident decal ORANGE</td>
<td></td>
<td></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Resident with commercial vehicle</td>
<td></td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GUEST (short &amp; long term)</td>
<td></td>
<td></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Moving vans, u-hauls, trailers,</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>similar vehicles</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Table 3 - PARKING FEE SCHEDULE - Per Vehicle

<table>
<thead>
<tr>
<th></th>
<th>Allowed Duration</th>
<th>Where to Register to Obtain Permit</th>
<th>Fee (pre-paid)</th>
<th>Designated Parking Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident with GREEN DECAL</td>
<td>up to 3 days/365 days</td>
<td>Online as guest or HOA office-clubhouse</td>
<td>No charge</td>
<td>Any open parking area</td>
</tr>
<tr>
<td>Requiring open parking space in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>emergency or other valid reason</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guests/Visitors</td>
<td>Short-Term</td>
<td>Online or HOA office-clubhouse</td>
<td>No charge</td>
<td>Guest parking areas ONLY</td>
</tr>
<tr>
<td></td>
<td>Up to 15 days/365 days</td>
<td></td>
<td></td>
<td>--see map--</td>
</tr>
<tr>
<td></td>
<td>Long-Term</td>
<td>HOA office-clubhouse Minimum 24 hrs notice</td>
<td>$3.00 /day</td>
<td>Guest parking areas ONLY</td>
</tr>
<tr>
<td></td>
<td>Additional</td>
<td></td>
<td></td>
<td>--see map--</td>
</tr>
<tr>
<td></td>
<td>15 days/365 days maximum</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 4 - FINE SCHEDULE – WHEN IT IS IMPOSSIBLE OR IMPRACTICAL TO USE THE GARAGE FOR PARKING

<table>
<thead>
<tr>
<th>Warning</th>
<th>Fine</th>
<th>Time Given</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>$10/day</td>
<td>15 days written notice to clear out the garage for available parking</td>
</tr>
<tr>
<td>2nd</td>
<td>$20/day</td>
<td>15 additional days written notice to clear out the garage for available parking</td>
</tr>
<tr>
<td>3rd</td>
<td>Any vehicle belonging to owner parked in open area with a green parking decal may be towed/removed from the property</td>
<td>Vehicle will be towed upon 24 hours’ notice</td>
</tr>
</tbody>
</table>

Table 5 – TOWING SCHEDULE

Except as otherwise provided in Section 7 of the Parking Rules and Table 4 above, the following schedule shall apply as to when the Association will tow vehicles for any violations of the Parking Rules cumulated on a calendar year basis.

<table>
<thead>
<tr>
<th>Violation</th>
<th>Resident Decal</th>
<th>Guest</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st violation</td>
<td>First Warning</td>
<td>Warning</td>
</tr>
<tr>
<td>2nd violation</td>
<td>Second Warning</td>
<td>Immediate towing if vehicle parked on Latitude Property after second violation</td>
</tr>
<tr>
<td>3rd violation</td>
<td>Immediate towing if vehicle is parked on Latitude Property after third violation</td>
<td></td>
</tr>
</tbody>
</table>

It is the Owner’s obligation to notify his or her Guest of the violations and this towing schedule.

Towing is in addition to any other rights and remedies available to the Association under these Parking Rules or the Declaration.