

13.3. All registered Residents who rent parking stalls must register their motor vehicles, including motorcycles and mopeds, with the Resident Manager. To rent a stall, the vehicle owner must present the following to the Resident Manager: (1) a valid Safety Inspection Certificate; (2) a valid Vehicle Registration Card; (3) a valid No-Fault Insurance Card; (4) a valid Driver's License. Failure to provide required documentation will result in loss of parking privileges.

13.4. Resident parking stalls shall not be used to perform major mechanical repairs of vehicles. Repairs are major if they: (a) could result in spillage of oil; (b) involve the removal of significant equipment from the vehicle; (c) involve excessive noise; or (d) take more than one (1) hour to complete. Owners of registered vehicles are responsible for keeping their stalls clean (e.g. the removal of all debris and/or grease spills). If the parking stall is not clean, the Resident will be charged a minimum of **\$100.00** for the cost of cleaning the stall. *If oil leaks persistently from any vehicle, the Resident's parking privileges may be revoked and the rental terminated.*

13.5. Washing of cars or other vehicles with use of a water hose is prohibited. Residents may not hose wash automobiles, motorcycles or mopeds in the parking lot, or use the parking lot for recreational purposes.

13.6. Personal and/or household items are prohibited from being stored in the Resident's parking stall.

13.7. [reserved]

13.8. Only authorized persons shall park vehicles at the Holiday Manor. Trucks (for the purposes of these rules, pickups are not considered trucks) shall not be regularly parked or stored on the premises. All rules applicable to the driveways and the parking areas must be observed. Vehicles violating these parking rules will be towed at the vehicle owner's expense, at the discretion of the Resident Manager or Security Officer on duty.

13.9. Only one parking stall per Apartment shall be rented to a Resident, except in the following cases:

13.9.1. When additional stalls are available, Residents may rent a second stall on a month-to-month basis. A second stall may be rented only if the Apartment is occupied by two vehicle-owning registered Residents.

13.9.2. All Residents renting a second stall agree to surrender the second stall upon receipt of a 14-day notice from the Resident Manager. The Resident Manager shall request surrender of the second parking stall if a Resident without a stall requests rental of a parking stall. The last Resident who rents a second stall shall be the first Resident to surrender the second stall. If applicable, parking fees will be prorated and refunded to the Resident when surrendering the second stall.

13.9.3. At no time will a 3rd stall be rented to an Owner or Tenant.

13.9.4. Only one covered parking stall per Apartment may be rented.

13.9.5. Sections 13.9.2 and 13.9.4 do not apply to any Resident renting two parking stalls prior to the edition of the House Rules adopted on June 19, 2002.

13.10. When a Resident vacates his Apartment in the Holiday Manor, the rental of any parking stalls in the Holiday Manor shall automatically terminate. The right to rent the parking stall is not assignable. Any new Resident of the Holiday Manor wishing to rent a parking stall shall apply to rent a parking stall with the Resident Manager. The parking stalls will be rented on a "first come, first serve" basis, except as set forth above on the restrictions on renting a second parking stall.

13.11. Rent for parking and moped stalls must be received by the Resident Manager in advance of each month. Rent is set by the Board of Directors and is due on the 1st of the month. If not paid by the 5th of the month, a \$10.00 penalty will be assessed. If full payment of the parking rent is not received by the closing of office hours (5:00 p.m.) on the 10th of the month, the rental of the parking stall will be automatically terminated and the Resident will be charged \$50.00 for the use of the parking stall up to the date of said termination.

13.12. A bike rack is provided to accommodate Residents at Holiday Manor. All Residents who use this bike rack must register their bikes with the Resident Manager for space availability. Any bike left unattended or not