

Kimball House Square Condominiums

COUNCIL OF CO-OWNERS, INC.

Rules and Regulations

Parking and Parking Areas

Parking Permits –

Requirements -

- Unit Owners **MUST** be Current on their Association Dues.
- Each Unit Owner and/or Resident **MUST** register via PermitRegistration.com.

Registrations, Updates, Replacements, or Substitutions -

- Each Owner/Resident **MUST** register each vehicle they own or operate on Kimball House Square Property for an ePermit, **including those restricted to parking in garages**. Once Registered the vehicle's License Plate will be your permit.
- Residents may register vehicles exceeding their allotted parking privileges however registration of more vehicles than allotted for parking privileges is **ONLY** for convenience to allow substitution without last minute registrations/changes; it **DOES NOT** increase parking privileges. Anyone found exceeding allotted privileges, will be in Violation, and subject to Fines, Fees, Immobilization and/or Impoundment.
- In the event **ANY** of the Information provided to ePermit on PermitRegistration.com should change (**ESPECIALLY the License Plate**) it **MUST** be updated **BEFORE** a vehicle is parked and left unattended on premises.
- Registrations may be made once you enter the property, however **MUST** be completed **BEFORE** the vehicle is left unattended on premises.
- Any of the above may be completed at anytime simply by visiting ePermit at PermitRegistration.com.
- All information required by ePermit on PermitRegistration.com must be provided and be true and correct. **It is registrant's responsibility to ensure that all information provided correct and accurate; or registration will be Invalid and vehicle(s) will be subject to all enforcement, including Fines, Fees, Immobilization and/or Impoundment.**

Space Usage, Garages and Occupancy -

Resident Parking -

- Parking marked on Parking Layout "Resident ONLY" are designated for **Registered Resident Vehicles ONLY**.
- Spaces are **NOT** assigned; **Excluding Spaces marked PRIVATE** (see below and Parking Layout).
- All Residential Units, which **DO NOT** have a Garage, may park, **1 (one) REGISTERED** Vehicle in the Resident Parking area, herein described above.
- 2 Bedroom/Bath Residential Units, which **DO NOT** have a Garage, may park a **2nd** **REGISTERED** Vehicle, on the premises, **OUTSIDE of Commercial Usage Times ONLY**, herein described below, under "Mixed Use Parking".
- 2 Bedroom/Bath Residential Units, with a Garage, may park **1 (one), REGISTERED** Vehicle, on the premises, **OUTSIDE of Commercial Usage Times ONLY**, herein described above, under Mixed Use Parking.
- Spaces labeled **PRIVATE** (on Parking Layout) are Individually owned and assigned by Deed to a private unit.

Kimball House Square Condominiums

COUNCIL OF CO-OWNERS, INC.

Rules and Regulations

Parking and Parking Areas

Continued

Mixed Use Parking -

- Parking spaces 1 – 23 (Numbered in **RED** on Parking Layout) are Mixed Use Parking
- Parking **Monday - Saturday from 9am – 8pm** is Restricted for **275 Commercial Usage, While in Commercial Premises, ONLY.**
- Residents, **MAY NOT** park in Mixed Use Parking during Commercial Usage times, herein described above.
- Registered Residents, with **Mixed Use Parking privileges, MAY** park Outside of Commercial Times, herein described above.

Guest Parking -

- There is **NO RESIDENTIAL Guest/Visitor Parking** on Kimball House Square Property.

Handicapped Parking -

- Parking space labeled **HC** on Parking Layout is Handicapped Parking.
- Handicapped Parking requires a **Valid, State/Government Issued Permit.**
- Permit **MUST** be displayed and completely visible at all times vehicle occupies the Handicapped Parking space.
- Must Conform to ALL KHS Parking Regulations (including Mixed Use & Resident).

Garages - (This section applies only to Units which have or are assigned a garage.)

- Garages are intended for as that Resident's Primary Parking space.
- A resident may at their option use a garage for other purposes; however, said resident **CANNOT** occupy any other space on Kimball House Square Property; except units eligible for additional "Mixed Use" parking privileges. (See Mixed Use Parking Regulations below)

Occupancy -

- Regular vehicles, currently licensed for use upon Public roadways, **EXCLUDING** trailers, campers, recreational vehicles, boats, vans and other large vehicles.
- All vehicles shall be parked wholly, within, parking space lines. Occupying more than one space or **Double Parking is STRICTLY PROHIBITED.**
- No junk or derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept upon any of the Common Elements.

Violations -

- Any vehicle found in violation of **ANY** of the above regulations will be subject, but not limited to, fines, fees, immobilization and/or impoundment, and **WILL Require Full Payment PRIOR to Release, Regardless of Owner/Residency Status.**
- Immobilization is the preferred form of enforcement as it is less costly and less inconvenient than towing; however there is no Obligation to immobilize, and violators are subject to being towing at anytime with or without Notice .
- **Times is of the essence.** If you have a vehicle that has been immobilized or towed contact **PREMIER SECURITY, LLC** at **859-514-5982** **As Soon As Possible**, for information on redeeming vehicle **and preventing additional fees.**

Kimball House Square Condominiums

COUNCIL OF CO-OWNERS, INC.

Rules and Regulations

Parking and Parking Areas

Continued

Moving -

- May be done between the hours of 8:00 am and 10:00 pm **ONLY**.
- Vehicles other than your registered vehicle **may** be used.
- Vehicles **other than** Commercial Moving Vehicles (i.e. U-Haul, Penske etc...) are required to be Registered; see above vehicle registration, updates, replacements, or substitutions. (Register as Temporary – Move In/Out)
- If used in **Addition** to your registered vehicle they may be parked on the premises, **ONLY** during active loading/unloading with hazard flashers engaged. When not actively loading/unloading they **MUST** be Parked Off Premises.
- PODS, or other mobile storage containers require Prior Authorization. All requests must be made to Management, no less than 48 hours PRIOR to scheduled arrival.

Definitions -

Current – Not 30 or more days past due.

Double Parking – when any part of a vehicle is **ON or OVER** the lines which separate parking spaces.

Replacements – When a Resident's Vehicle will be permanently exchanged for another vehicle.

Substitutions – When a Resident's Vehicle Parking Privileges are temporarily exchanged for another vehicle.

Unattended – Away from, not in the immediate presence, or in any structure.

Updates – When a change is made in the Registrant's Information.

