

PARKING RULES AND REGULATIONS

NON-COMPLIANCE WITH THE FOLLOWING RULES AND REGULATIONS MAY RESULT IN YOUR VEHICLE RECEIVING A PARKING CITATION AND/OR TOWED.

1) PAYMENT: IF PARKING IS INCLUDED IN YOUR APARTMENT LEASE, PAYMENTS MUST BE CURRENT FOR PARKING PASS TO BE VALID. IF PARKING IS SEPARATE FROM APARTMENT LEASE, PAYMENTS MUST BE CURRENT FOR PARKING PASS TO BE VALID.

2) PARKING PERMITS: YOUR VEHICLE MUST HAVE A PROPERLY PLACED, VALID PARKING PASS, VISIBLY HANGING IN YOUR REAR-VIEW MIRROR AT ALL TIMES. IF YOU RECEIVE A PARKING CITATION, ISSUED BY THE CITY OF MADISON, OR ARE TOWED, AS A RESULT OF A NON-VISIBLE PARKING PASS, THE OWNER/MANAGER IS NOT RESPONSIBLE FOR EXPENSES INCURRED. IF YOUR PARKING PASS IS LOST OR DAMAGED CONTACT OUR OFFICE IMMEDIATELY. REPLACEMENT PARKING TAGS ARE \$25.00.

3) LOTS: YOUR PARKING PASS IS ONLY VALID FOR THE LOT & STALL SPECIFIED IN YOUR CONTRACT.

4) OWNER/MANAGER: CAN NOT GUARANTEE THAT A STALL WILL BE AVAILABLE AT ALL TIMES AND WILL NOT PAY FOR ALTERNATE PARKING AND/OR OTHER RELATED EXPENSES.

5) MAINTENANCE OF VEHICLES: WHICH INCLUDES WASHING AND OIL CHANGES IS NOT PERMITTED IN PARKING LOTS.

6) OPENERS/TAGS: OPENERS AND TAGS NOT RETURNED UPON EXPIRATION OF LEASE ARE SUBJECT TO A \$25.00 FEE FOR TAGS AND \$100.00 FEE FOR OPENERS.

It is agreed and understood that Owner/Manager, and any related companies shall not be liable for any damages to any vehicles or contents thereof, done or occasioned by theft, vandalism, or the actions or failure to act, whether negligent or otherwise, of other tenants or occupants, or by any parties, except if caused by the negligent acts or omissions of Owner/Manager. Additionally, Owner/Manager and any related companies shall not be liable for any injury to persons or property for any reason whatsoever unless caused by the negligent acts or omissions of Owner/Manager. Owner/Manager also agrees to use reasonable efforts to plow lots in the winter, as deemed necessary, and as soon as reasonably possible. However, Owner/Manager and any related companies does not warrant that the lot will be clear or passable at all times and that no abatements in rent shall be granted at any time due to these conditions.

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