

Bahia Vista Gulf of Venice
Parking Rules and Regulations – **APPROVED Apr 20 2023 BVG BOD MEETING**
EFFECTIVE DATE: Jan 1 2024

I. Definitions:

In Season: Jan 1- April 30

Off Season: May 1-Dec 31

Owner: Legal Owner(s) of the unit

Tenant/Renter/Sublessee: Someone who has leased the unit from the Owner for a period no less than 1 month.

Guest (short term):

A. Family or Friend that is residing at the Owner's unit for LESS than 1 month

B. A Guest that may be coming for dinner/spend the day WITH the Owner/Tenant of the unit

Contractors/Service with Large / Long / Tall vehicles: AC/Heating, Plumbing, Furniture/Large Appliance, Electrical, Renovation.

Housekeeping is not considered a Contractor/Service in this definition. Housekeeping is treated as a GUEST.

II. Governance:

A. All parking spaces are assigned at the discretion of the Bahia Vista Gulf association of owners. The Board of Directors (BOD) on behalf of the association has the final say on all parking assignments.

1.) Parking assignment categories include the following:

a. Owner reserved

1. Owner spaces are non-transferable without a written agreement between:

a. transfer parties

b. the express approval of the BOD.

b. Tenant (renter, sublessee)

c. Guest-(family or friend)

d. Service or Contractor

e. BVG trash and BVG maintenance staff

f. Invalid or unauthorized

2.) All parking spaces are clearly defined.

a. Owner spaces have the unit building and number assigned

b. Guest spaces have signage identifying them as "Guest".

c. All spaces are the property of BVG and are for BVG Owner/Tenant/Guest/Service/Contractor use only.

d. Three maintenance spaces are assigned for BVG staff.

e. Contractor/Service vehicle parking provided in North & South Parking.

B. Vehicles

1.) Types:

- a. Approved – sedan, SUV, pickup truck, motor cycle, motorized bike and scooter.
- b. Prohibited – RV, camper, boat trailer, storage pod, electric golf cart
- c. Service /Contractor vehicle must park only in spaces designated for Service vehicles or guest space where appropriate (where the vehicle would fit).

2.) Identification/Registration

- a. Owner – BVG authorizes each Owner one parking permit which is placed on Owner's back window. Permit identifies Owner number which internally cross references to the unit #. Permits are issued and registered by BVG management company (Argus). No Owner permit is allowed on any vehicle other than the vehicle registered by the Owner. Changes in vehicle ownership require notification to BVG management company (Argus).
 - a. Each unit is assigned 1 Owner vehicle tag
- b. Tenant – occupant is given a colored Hangtag supplied by the owner.
 - a. Each unit is assigned 1 Tenant rearview mirror Hangtag.
 - b. If Tenant rearview mirror Hangtag is lost, a **\$25.00** replacement cost is required from the Owner.
- c. Guest – A Guest (short term use of space) is given a Guest pass supplied by Owner/Tenant and is displayed on dashboard of Guest vehicle.
- d. Service /Contractor parking identification - none.

III. Rules for Owners

- A. One reserved space is allocated to each unit at BVG for the primary vehicle.
- B. Secondary vehicle must be parked off BVG site "**in Season**".
 - a. It is permissible for the Owner(1) of a 2nd vehicle to park in another Owner's(2) reserved parking space provided Owner(1) has:
 - i. Owner(2) permission to use Owner(2) primary space and
 - ii. Owner(2) has no car on location at BVG
 - iii. Owner(1) to submit written agreement with Owner(2) to BOD.
- C. If Owner is operating a rental vehicle, a Tenant Hangtag must be displayed. If rental vehicle becomes second vehicle on site, then all secondary vehicle rules apply.
- D. During the "**in Season**", no vehicle with an owner Sticker or a Tenant hangtag shall be parked in a Guest space.

IV. Rules for Tenants

- A. Tenants to park in owner's reserved space and display Tenant Hangtag.
- B. Tenants to comply with same rules as apply to an Owner

V. Rules for Guests

- A. All Guests must display the Guest Parking Pass on dashboard.
- B. All Guests must park in designated Guest parking spaces.

VI. Rules for Contractors/Service vehicles

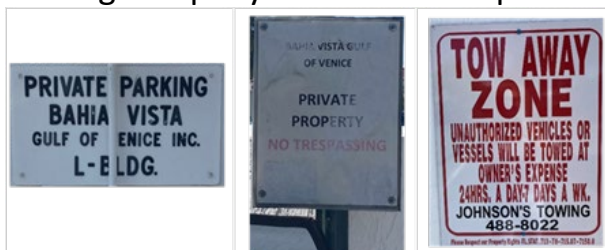
- A. All Contractors/Service vehicles to park in areas designated for their use where possible.
 - a. At North parking by yard waste. (Excluding Tue a.m. as posted)
 - b. At South parking between IE & IW buildings

VII. General

- A. Speed limit of 5 mph is in effect for all parking areas
- B. All damage to parking areas and buildings from collision, oil, or fluid leaks, is the responsibility of the vehicle owner.
- C. All vehicle washing is prohibited.
- D. No parking in any area not specifically designated as such, i.e., in front of mail room.
- E. No Owner, Tenant, Guest, Contractor or Service vehicle is to park in a manner that prohibits easy egress to other parking spaces.
- G. No secondary Owner or Tenant vehicle will be parked in a BVG Guest space during **“in Season”** timeframe.
- H. In the **“Off season”** one secondary vehicle may be parked in a BVG Guest space, identified with a Tenant Hangtag, provided:
 - a. the Guest space is approved by BOD and
 - b. the space is allocated and recorded by BVG Management.

VIII. Enforcement




- A. Signage placed in visibly allocated locations on property to clearly indicate BVG property.
 - 1.) Signs clearly advise that all parking rights are exclusively reserved for Owners, Tenants, Guests, and Contractors of BVG.
 - 2.) Signs offer a warning to violators to include:
 - a. Vehicle is parked illegally and is hereby subject to towing and impoundment.
 - b. License plate and vehicle have been recorded.
 - c. A time frame photo of incident may have been documented.
 - d. Towing company of record with phone number is listed.



B. Warning notices

- 1.) Printed Warning notice is placed on any vehicle in violation of BVG parking policy
- 2.) Any vehicle cited and still in violation after 24 hours is subject to towing by company of record. All costs to recover towed vehicle are at the expense of the vehicle owner.
- 3.) Any vehicle previously cited is subject to immediate towing

IX. Tags (example of Tags)

<p>A. Owner Vehicle Tag When facing the back of the vehicle - to be placed on Back Window, bottom right (Passenger side)</p>	<p>B. Tenant Rearview Mirror Hang Tag</p>
	
<p>c. Violation Warning</p> 	<p>D. Guest Parking Pass, Short Term. To be completed by Owner. To be displayed ON Guest car dashboard. INCLUDES Housekeeping.</p> <p>B.V.G. Guest Pass</p> <p>Date: _____ Unit #: _____ Plate#: _____ End Date: _____</p> <p>Please display on dashboard during your stay</p>

When you have your license plate # & vehicle type registered with Argus, 1 Owner Vehicle Tag, 1 Tenant Hang Tag & 5 Guest Parking passes will be placed in your unit with the instructions in November. (Request for vehicle information was sent to you by Barb/Argus in May 2023).

Additional “Guest parking passes” are available in the He-shed which is located **under unit 110**, B building, between parking spots E129 & B208. Use your main door storage key.

Owner Vehicle Tags for a new car or replacement Tenant Hangtags are available at Argus.