

## **Parking Rules**

1. Violators of any parking rules may be towed without notice.
2. The speed limit within Creekside is 10 miles per hour.
3. Any vehicle—whether that of a guest or a resident—parked more than 48 consecutive hours in the same parking space may be fined or towed without notice.
4. Owners and tenants are required to notify their guests of Creekside's parking rules and regulations and see that their guests adhere to those rules and regulations.
5. Out door parking within Creekside is permitted only in one of the marked outdoor spaces, as regulated below. The only exception to this rule is for those owners or tenants who have a driveway that is long enough to accommodate the entire length of a vehicle. Vehicles parked otherwise subject Creekside to the risk of being fined up to \$5,000 for emergency vehicles being hampered when responding to an emergency. Such fines will be passed on to the vehicle owner.
6. Between the hours of 5:00 PM and 8:00 AM daily, the outdoor parking spaces may only be used by guests (see "Guests" below), and those owners and tenants who have been issued parking permits (see "Parking Permits" below)

## **Parking Permits**

7. Owners and tenants must park as many vehicles in their garages as they have parking bays.
8. Residents may apply for one parking permit and will be limited to one in all cases. A parking permit allows a resident to park in an outside parking space between the hours of 5:00 PM and 8:00 AM. To qualify for a parking permit, residents must demonstrate they are using all parking bays of their garage to park their vehicles, and they own an additional vehicle and have in residence an additional licensed driver for said vehicle they wish to park outside. In the event there is a shortage of outdoor parking spaces available, preference will be given to owners or tenants having a one-car garage.
9. A parking permit is issued to a specific vehicle. Replacements for lost parking permits will be issued at a cost of \$50.
10. There is no restriction on parking in parking spaces between the hours of 8:00 AM and 5:00 PM on any day of the week.

## **Guests**

11. A "guest vehicle" is defined as one that is not owned or operated by a resident owner or tenant. Vehicles parked more regularly than twice during any seven-day period will be considered unauthorized and may be towed

without notice, unless a temporary parking permit provision has been granted.

12. When parked in Creekside all guest vehicles must display visitors pass between the hours of 5:00 PM and 8:00 AM.
13. Guest passes cannot be used on registered vehicles.
14. Two guest parking placards will be issued to each unit. Replacements for lost guest passes will be issued at a cost of \$20 each.
15. Temporary Parking Permits: may be arranged through the management agent at the direction of the Association.

### **Vehicle Registration**

16. All vehicles must be registered with the Association upon the purchase of a unit or the leasing of a unit, as well as at any time re-registration is requested by the Association. If requested by the Association, owners and tenants shall provide a copy of the vehicle registration.
17. Residents are required to notify the management company in writing of any change of vehicle ownership within 10 days of that change.

### **Garages and Vehicle Maintenance**

18. Garage doors must remain closed except when someone is in attendance and during all noise-creating activities such as the operation of power tools.
19. Parking bays inside garages must be used for parking vehicles, not as additional living space.
20. Minor maintenance not involving the changing of fluids is permitted. Fluid changing or flushing is prohibited. Vehicle washing is permitted only in paved areas adjacent to the owner or tenant's unit that discharge all waste to a water quality treatment facility. Owners responsible for vehicles that leak fluids of any kind will be assessed the cost of repair and clean up.

### **Recreational Vehicles**

21. Recreational vehicles or equipment such as off-road motorcycles, boats, truck campers, or the like may only be parked completely within the owner's garage. Use of the garage for such a vehicle precludes the issuing of a parking permit. Off-road or unlicensed motor vehicles may not be operated within Creekside.
22. No recreational vehicle may be parked anywhere within Creekside, except for purposes of loading and unloading. No inoperable, dismantled, or wrecked vehicle or equipment may be parked, stored, or deposited anywhere within Creekside.
23. No trailer, truck, boat, or recreational vehicle may be used as a living area within Creekside.

COMMUNITY MANAGEMENT, INC.  
2105 SE 9<sup>th</sup> Avenue  
Portland, OR 97214

**CREEKSIDE CONDOMINIUM OWNER/TENANT INFORMATION REQUEST**

Dear Owner:

Please take a few moments to provide the information below. Your Board of Directors and Community Manager have the responsibility to maintain records on behalf of the Association. It is very important that we have accurate information on file in the event of an emergency. If you are renting your home, please ensure your tenant has been provided a copy of the complex rules.

**Owner's Information**

Owner occupied  Unit # \_\_\_\_\_  
Name(s) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone(s) Home: \_\_\_\_\_ Business: \_\_\_\_\_  
E-mail address: \_\_\_\_\_ Cell: \_\_\_\_\_

In providing your email address, you are authorizing communication and notifications from the Association via email or other electronic means.

Emergency contact other than a resident \_\_\_\_\_  
Telephone(s) Home: \_\_\_\_\_ Business: \_\_\_\_\_  
E-mail address: \_\_\_\_\_ Cell: \_\_\_\_\_

**Tenant's Information**

Tenants/Renter   
Please list names of all occupants of unit:  
Name(s) \_\_\_\_\_  
Address \_\_\_\_\_ Unit # \_\_\_\_\_  
Telephone(s) Home: \_\_\_\_\_ Business: \_\_\_\_\_  
E-mail address: \_\_\_\_\_ Cell: \_\_\_\_\_  
Emergency Contact for Tenant \_\_\_\_\_ Telephone(s) Home: \_\_\_\_\_  
Business: \_\_\_\_\_ Cell: \_\_\_\_\_  
Rental Property Management Company contact information (if applicable) \_\_\_\_\_

**Occupant Auto and Pet Registration**

Vehicle(s)  
Make \_\_\_\_\_ Year \_\_\_\_\_ Make \_\_\_\_\_  
License # \_\_\_\_\_ License # \_\_\_\_\_  
Pet  Cat  Dog  Breed \_\_\_\_\_  Other \_\_\_\_\_  
**Do you need a permit to park outside your garage?** Yes \_\_\_\_\_ No \_\_\_\_\_

NOTE: If you are renting your home, please be sure your tenant is given a copy of all documents pertaining to the rules of the complex. All leases must be subject to these rules.

I have received and read a copy of the rules. I agree to furnish the most current copy of rules to the tenant.

Owner Signature \_\_\_\_\_  
Tenant Signature \_\_\_\_\_

Yes, you may release this information except to solicitors.  
 No, you may not release this information.