

Court II Condominiums

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Dear Resident:

Please make sure your vehicles are registered with the association. Vehicles which do not display a valid parking permit are subject to towing. Below is a summary of the parking rules. For further information contact Mike at 609-241-0839.

I. PARKING RIGHTS:

Unit Owners are entitled to use unassigned common element parking spaces for approved vehicles together with the right of ingress and egress upon that parking area. Use is on a "first-come, first-serve" basis. Each condominium unit owner shall have one "Assigned" parking space and a Townhome owner shall have a driveway. Your vehicle(s) must be registered with the association and must display a valid Association Parking Sticker. Vehicles should be parked so as not to obstruct the spaces for other vehicles or, as applicable, the sidewalks or trash areas.

II. PARKING PERMITS

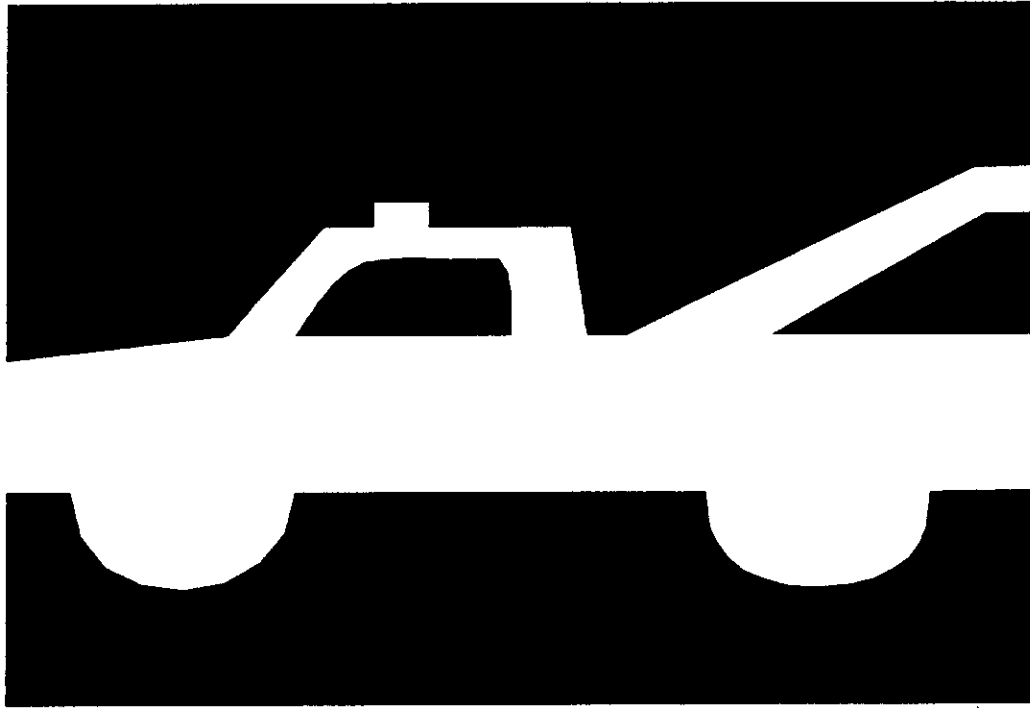
To be eligible for a parking permits, Unit Owners must be in "good standing." Good standing is defined as follows: Violations of the rules subject your vehicle to towing.

1. All maintenance fees, late fees, legal fees, and other fees must be paid up-to-date.
2. All resident vehicles must be registered with the Association office.
3. All vehicles must display a proper state registration and inspection.
4. A tenant must produce a proper up-to-date lease to be on file with the Association office.
5. Vehicles will not display any exposed material or equipment, such as ladders, tubing, cabling, ropes, wheel barrels, trash etc.

III. RESTRICTIONS

No trailer, commercial vehicle, free-standing camper, recreational vehicle longer than eighteen (18) feet or wider than eight (8) feet, bicycle or boat may be parked in the unassigned or assigned Common Element parking area. No vehicles shall be parked with "For Sale" signs. All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise. No vehicles other than those clearly identified as operated by or for a handicapped person shall be parked in spaces for handicapped parking. The Board shall make a reasonable attempt to give notice to the Owners of offending vehicles. If such vehicle is not removed, the Board may have the offending vehicle towed at the expense and risk of the Owner of said vehicle. No junk or derelict vehicle or other vehicle on which current registration, inspection and/or required permits and stickers are not displayed are shall be kept upon any of the Common Elements. Vehicles which are not moved for 72 hours will be considered a stored vehicle and will be subject to towing. No parking is permitted along the street curbs at any time. Vehicles parked along curbs or other restricted areas will be towed without notice.

Court II Condominium Association, Inc



NO PARKING ON THE STREET

*All Vehicles must park in a designated
lined space or designated driveway.
Vehicles parked along the curbs
and/or in the street will be towed
without notice.*

Court II Condos - 609-241-0839