

VON KLEIN PROPERTY MANAGEMENT, LLC
1301 Ferry Street #2
Eugene, OR 97408
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1. Parking spaces are used only for parking only. No oversized vehicles or storage of any kind is allowed in a parking space.
2. Vehicles must be operable, to be determined at the discretion of the landlord/agent. Inoperable vehicles will be given 72 hour notice, placed on the vehicle. Vehicles leaking oil or other fluids must be repaired immediately or this agreement may be terminated. No vehicle repair is allowed on the premises.
3. Parking is for authorized tenants only with valid parking permits. No visitor parking. Permits need to be visible in front of vehicle.
4. Owner/agent does not guarantee the use of parking space. Parking is designated on a first come, first served basis.
5. Residents with designated property parking spaces must park in their assigned parking lot. Parking permits are non-transferrable to other parking lots or vehicles.
6. Neither the owner or agent accepts responsibility for the theft or damage of any resident's or guest's vehicles or contents, or for injuries involving any vehicle in the parking lot. Owner/agent will not be held responsible for personal property lost or stolen from the parking areas. Resident accepts any and all risks in using parking areas. Residents should remove valuables and lock the doors of vehicles.
7. Resident assumes all responsibility and holds owner/agent harmless for any damages or claims that may be caused by or arise out of resident's (or guests) use of parking.
8. Resident must obey all Oregon motor vehicle law and may not park in any disabled person parking space without a valid disabled parking permit. Resident will not park in any red fire lanes, on lawns or other common

areas which are not designated for parking, or anywhere blocking entrances, walkways and/or dumpsters.

9. Owner/agent reserves the right to change location of Resident's assigned parking space.
10. In order to obtain a valid parking permit, resident must be a legal current tenant, provide proof of valid driver's license and the vehicle must be registered and insured to them.
11. Resident will notify owner/agent of lost or stolen permit immediately and pay a replacement fee of \$_____. Permits are required at all times.
12. Vehicles that are parked improperly (i.e. parking over the lines), double parked or parked in designated maintenance spaces, will be towed at owner's expense.
13. Owner/agent reserves that right to temporarily close the parking areas or certain areas therein in order to perform necessary repairs, maintenance and improvements to parking areas or premises.

PARKING IS ENFORCED YEAR ROUND. A VEHICLE MAY BE TOWED AT OWNER'S EXPENSE FOR THE FOLLOWING:

- ❖ Having no parking permit, an expired permit or the permit doesn't correspond with the registered property or vehicle.
- ❖ Blocks or prevents access of emergency or maintenance vehicles.
- ❖ Prevents access to property.
- ❖ Is parked in an area not designated for vehicles including but not limited to, sidewalks, lawns and landscaping.
- ❖ Parked in a space reserved for another resident/employee.