

MONTGOMERY MUTUAL, INC.

Parking Rules and Regulations

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Parking spaces, like all other property in Montgomery Mutual, belong to the Mutual; and their use is subject to regulations of the Board of Directors. Since the number of spaces is limited, every effort is made to allocate them on an equitable basis consistent with the best possible convenience to the residents of a particular Area.

1. **Designated Parking** – All visitors and residents must be parked in spaces designated for parking.
2. **“Reserved” Parking Space Per Unit** – Each dwelling unit of Montgomery Mutual, whether or not the resident owns a vehicle, is entitled to one reserved parking space. A specific reserved parking space does not automatically transfer with the unit when it is sold.
3. **Vehicle Requirements** – Each reserved parking space in Montgomery Mutual, is restricted to only serviceable vehicles that have a current registration and license plates. In order for residents to park their vehicle in their assigned reserved parking space, they must obtain a Leisure World (LW) decal from the LW Security Office in the Administration Building. The vehicle registration, LW identification, and a valid driver’s license must be presented at that time. The decal is to be affixed to the interior lower left hand corner of the vehicle windshield. The decal identifies the vehicle as owned by a LW resident and also grants entrance through the Leisure World gates without further identification.
4. **Record of “Reserved” Spaces** – Assignment and reassignment of “Reserved” parking spaces are made by the Area Director. The Area Director maintains a current record of assignments and reports all changes to the Montgomery Mutual Office. Records of assigned “Reserved” parking spaces and the LW decal numbers for all MM residents are kept in the Mutual Office.
5. **Parking in Another Resident’s “Reserved Space** – Parking in another resident’s “Reserved” space or parking your vehicle in a “Reserved” space

assigned to a vacant unit (which has not been assigned to you) is in violation of the Parking Space Regulations and will result in the following:

- a) a warning ticket will be issued from the LW Security Department; and/or
- b) the vehicle will be towed if the vehicle owner has been previously warned and/or cannot be identified or contacted.

6. **Exchanging “Reserved” Spaces** – Residents who wish to exchange their reserved parking spaces must submit a joint request to the Area Director with the reason for the proposed exchange. The Area Director will decide on the approval of the request. Exchanges approved because a resident has no vehicle or has a health problem will be reviewed when the unit of the resident with no vehicle or with a health problem is sold. Except in unusual circumstances the two parking spaces involved will revert to their pre-exchanged assignments.
7. **Lending “Reserved” Spaces** – Residents may lend their parking space to another resident residing in Montgomery Mutual on a temporary basis. The Area Director must be informed in writing of the agreement.
8. **Renting “Reserved” Spaces** – Rental of parking spaces by residents to other persons is prohibited.
9. **Request for a Second “Reserved” Space** – To obtain a second “Reserved” parking space the following procedure is to be followed:
 - a) Contact the Area Director to determine if any “Reserved” or “Visitor” spaces are available for re-assignment.
 - b) If a “Reserved” space is available, the resident must obtain a “Request for Second Parking Space” Form from the Mutual Office. The completed form, a copy of the vehicle’s registration, and the second vehicle’s decal number are to be submitted to either the Area Director or the Mutual Office.
 - c) If only a “Visitor” space is available, the requesting resident must follow the directions in item b) above **and** also agree to pay the cost of changing the “Visitor” designation to “Reserved” and back to “Visitor” when it is no longer needed.

Assignment of a second parking space is temporary. A second space assignment will end automatically and be released when:

- a) the membership for the unit that is assigned two parking spaces is transferred to a new owner. If the new resident desires a second space, a new application must be filed.
- b) the resident no longer has two cars.

- c) a vehicle does not have a current vehicle registration or a current Leisure World decal.

The Area Director must be notified when a second parking space is no longer needed.

10. “Visitor” Parking Spaces – “Visitor” parking spaces are to be used by residents’ visitors and service personnel. Each Area Director determines the number of “Visitor” parking spaces in their assigned courts.

- a) “Visitor” parking spaces should not be used by residents’ long-term caregivers. If you have a caregiver(s) who is in your residence for more than just an occasional visit, the Area Director should be contacted regarding parking arrangements for the caregiver(s).
- b) Visitors may park in a “Visitor” parking space for a period not to exceed seventy-two (72) hours.
- c) Service personnel may only park in “Visitor” parking spaces or in other unassigned areas where parking is permitted.

11. Visitor Parking Pass – Residents who will be having visitors with vehicles staying longer than seventy-two (72) hours must notify their Area Director. The Area Director will issue the visitor(s) a Visitor Parking Pass which is to be placed in lower left hand corner the of the vehicle’s front windshield.

Any vehicle that is parked in a “Visitor” parking space for a period longer than seventy-two (72) hours, without a valid “Visitor” Parking Pass, will be subject to towing without prior notification or warning to the vehicle’s owner.

12. Residents Parking in Visitor Spaces – Residents may not park in “Visitor” spaces in the court in which they reside. Montgomery Mutual and other Leisure World residents (with a LW car decal) **may park in MM “Visitor” spaces when visiting MM residents in courts other than their own.**

13. Towed Vehicles – In the event that a vehicle is towed, the vehicle owner should refer to the parking sign located at the entrance of each court from which the vehicle was towed for retrieval information. Contact information for the towing company will be on the sign. Vehicles will be impounded when they are in violation of the Parking Rules and Regulations. **All towing and impounding fees will be at the owners’ expense.**

For further information or questions, please contact the Montgomery Mutual Office at 301-598-1080.