

# *Escapes! To the Shores*

*24060 Perdido Beach Boulevard*

*Orange Beach, Alabama 36561*

**PURPOSE:** To establish a policy that governs the protocols over parking to include, but not limited to the issuance of Owner's Passes, minimum criteria requiring the need to purchase a Parking Pass, types of Parking Passes (Owners, Long-Term Parking Pass, and Day Parking Passes), cost of Parking Passes, towing and 'booting' of Unauthorized Vehicles.

**AUTHORITY:** Escapes By-Laws, Article IV, Section 17.(f).

**POLICY:** These are the Parking Rules and Regulations of the Escapes to the Shores (the "Escapes") adopted by the Board of Directors ("Board") of the Association pursuant to its authority under the Escapes By-Laws and the Alabama Condominium Act. These Rules and Regulations are designed to facilitate harmonious use of Parking Assets for the use of Unit Owners, their families, guests, renters and invitees. Each Unit Owner is responsible for insuring compliance with these Rules and Regulations by their family members, guests, renters and invitees. Failure to follow these Rules and Regulations may result in corrective action by the Board, to include warnings, the assessment of penalties, fines, curtailment of services, vehicle towing, installment of a vehicle "boot" to unauthorized vehicles, and possible eviction.

**GENERAL:** The Escapes Condominium parking lot is for the use of "whole" Unit Owners, "timeshare" Unit Owners, and invited guests and/or invitees. All Unit Owners, guests and renters parking in the parking lot must display a Parking Pass hanging from the Rear View Mirror or placed on the dash visible for review and inspection by the Security Guard or Management Staff.

**PARKING PASSES:** There are three (3) types of Parking Passes: Deeded Owners, Overnight Renter (regardless of the duration of the stay), and Day Parking Passes (Not Valid for Overnight).

## DEEDED OWNERS

Each Full and Fractional Owner having deeds recorded in the records of the Probate Judge of Baldwin County, Alabama shall be entitled to Owner's Parking Passes. The Passes shall be valid for any day for the full owners, and valid for use during the week assigned to the Fractional Owner. Owner's Parking Passes assigned to Full and Fractional Deeded Owners can be utilized by family members and guests only when utilization of the unit is not covered by a financial transaction. If the owner rents their unit to a third party, then Overnight Parking Passes must be purchased at the prevailing rate (currently \$50 per pass) and the Owner's Passes may not be used. Full and Fractional Owners with deeds covering 1 and 2 Bedroom Units shall receive 2 Owner's Parking Passes, and Owner's with deeds for three and four bedroom Units shall receive

3 Parking Passes; additional passes can be purchased for owner use if sufficient parking space is available. Use of a Parking Pass by a Deeded Fractional Owner other than during the assigned week is authorized as long as the deeded timeshare Owner is present. Loaning others use of the Parking Passes may result in a fine or revocation of the Owner's Parking Pass privilege, as determined by the COA Board.

#### TIMESHARE "POINTS" OWNERS

Since the Points Timeshare participants are not Deeded Owners of any specific property at the Escapes, they are not eligible for free parking using Owner's Parking Passes. Instead, The Points Timeshare participants must purchase Overnight Parking Passes. Each reservation at the Escapes by a Points Timeshare participant is guaranteed access up to two (2) Parking Passes at the prevailing rate (currently \$50 per pass), with additional passes contingent upon occupancy and space availability.

#### PURCHASE OF OVERNIGHT PARKING PASSES

When Full or Fractional Deeded owners rent their units in exchange for money, these rentals shall require the purchase of Overnight Parking Passes. Each of these reservations is guaranteed access up to two (2) Parking Passes at the prevailing rate (currently \$50 per pass), with additional passes contingent upon occupancy and space availability. Use of Owner's Passes for these situations where the person using the unit has paid the owner is not authorized.

#### DAY PARKING PASSES

Parking Passes good for the day (not overnight) are available, space permitting, at the prevailing rate (currently \$25 per day) for the following situations:

1. Day visitors to the Escapes who are friends or family members to Full or Fractional Deeded Owners when the Deeded Owner has exhausted their allocation of Owner's Parking Passes. If the Full or Fractional Owners have not used their allocation of Owner's Passes on themselves, the unused allocation can be used to cover the Day Parking Pass necessity.
2. Deeded Fractional Owners who are visiting the Escapes not during their assigned week but wish to utilize the facilities and beach access can purchase a Day Pass for themselves at the prevailing rate (currently \$25). These Day Passes are available contingent upon occupancy and space availability.

#### PENALTIES

Vehicles parked upon the premises of the Condominium in violation of these Rules and Regulations shall be subject to towing at the owner's expense and/or subject to being wheel locked or booted. A fine shall be assessed for the removal of wheel locks at not less than \$100 per incident.