

**INN TOWN HOMES & APARTMENTS
PARKING POLICIES AND REGULATIONS**

By purchasing and/or using an Inn Town Homes parking pass, you and all roommates/guests who intend to use the parking pass hereby agree that:

- you have read all of the rules and regulations of the parking lot, outlined below.
- you agree to all the terms and conditions outlined below.

The rules and regulations of the parking lots are as follows:

1. Parking stickers must be affixed to the interior of the rear-windshield, on the passenger side, **AT ALL TIMES!** (please see **picture on next page**). We **CANNOT** reimburse you if you are towed because your pass is not properly displayed. Inn Town Homes will take no responsibility for lost or stolen passes. It is your responsibility to come to the office to replace your pass. REPLACEMENT PASSES are \$20.00 and must be paid in cash at the 2104 Tuller St. office.
2. All lots are **TOWED** on a **CONTINUOUS** basis unless notified otherwise by Inn Town Homes. Towing will be enforced in every Inn Town Homes lot **365 days a year (even over breaks!)**, so be alert! **The towing company will be looking only for the properly displayed pass, not a specific vehicle.**
3. Passes may be shared by roommates by laminating the pass and exchanging it to be displayed in whichever vehicle is parking in the lot. (We recommend taping the laminated pass to the interior back passenger window as this is the most efficient way to display the pass). **Pass must be displayed in whichever vehicle is in the lot or you will be towed.** Do not forget to exchange the pass with whomever is parking in the lot.
4. Your parking pass is valid for your lot **ONLY!** You may not park in any other Inn Town Homes parking lot, even if there is not an available space in your lot. You will be towed without the correct parking pass.
5. You may not park in any Inn Town lot without a valid parking pass. **IF YOU DO, YOU WILL BE TOWED.** We will not reimburse you or your guests (parents or otherwise) if they do not follow these rules. It is your responsibility to advise all visitors of this policy. Your pass allows you to park in your lot **ONLY!** **Please note: putting on your hazard lights does not prevent you from being towed!**
6. You must park only between the lines so as not to encroach on adjacent spaces or occupy more than one space at any time. Vehicles parked outside the lines, double-parked, parked in fire lanes, or parked in reserved spaces will be towed at owner's expense. You may not create your own space for your lot or park in any other Inn Town lot. **You also must pull all the way up in your parking spot if you double park in a parking lane for your apartment.** Lastly, if you are not sure where your lot is, please contact Inn Town Homes. **We are not responsible if you park in another company's lot and get towed.**
7. Space is limited in the parking lots, so we recommend bringing the smallest vehicle available to you. If bulky SUV's or trucks cannot fit in the spaces provided, you may be required to exchange your pass for a refund.
8. Having a parking pass for your lot **DOES NOT GUARANTEE** you a space in the lot. On occasion, winter weather might accumulate and since plowing around vehicles is impossible, this could limit parking options in the lot. Also, we cannot control people who park incorrectly in our lots without a pass, or those who create fake passes. If you suspect this activity, please contact Hound Dog's Towing at 614-462-0729.
9. **IF YOU ARE TOWED AND YOU HAVE A DISPUTE, IT MUST BE HANDLED WITH THE TOWING COMPANY.** If you follow all the rules and regulations, this will not happen. If for some reason you do not understand why you were towed, you must call Hound Dog's Towing at 614-462-0729, **NOT** Inn Town Homes.
10. There is **NO GUEST PARKING** for any of our parking lots. Once again, make sure to advise all visitors, as Inn Town Homes will not be responsible if a visitor is towed. This policy is enforced 365 days a year, even over breaks and on holidays.
11. If you are in a lot where it is necessary to park behind another vehicle, you must leave a key with one of your roommates. In the event that your vehicle is unable to be moved for other residents, it will be **TOWED! NO EXCEPTIONS!** It is your responsibility to communicate with your neighbors and roommates. Blocking in a vehicle without a pass will result in towing AND forfeiture of parking privileges for entire apartment.
12. **Inn Town Homes does not guarantee risk-free parking and will not accept responsibility if loss, theft, or damage occurs. DO NOT LEAVE VALUABLES IN YOUR VEHICLE, AND ALWAYS LOCK YOUR VEHICLE.** Damage to your vehicle is handled by your insurance company and not Inn Town Homes.
13. Any duplicated passes (for example, scanned or copied) are not allowed. Vehicles with fake passes will be towed at your own expense and this activity will also lead to a loss of parking privileges altogether for your apartment.
14. Maintenance vehicles, city vehicles, Inn Town office vans and/or contractor trucks do have the right to temporarily occupy a space in your lot if needed to fix any problems, post notices, work on the building or show an apartment. You may have to find parking on non-permit parking streets until the spot is no longer needed. Inn Town Homes is not responsible for any tickets or towing expenses that you incur if you park where you are not allowed to park.
15. For purposes of summer subletting, Inn Town Homes will not sell or give sub-tenants parking passes. If you have a sub-tenant and want them to use your parking pass, **it is your responsibility to sell or give it to them.** Also, if your roommate wants to use your pass for the summer because you will not be here, **they must get it from you.** Inn Town Homes will not give out another parking pass for your apartment.

16. ***Rental Vehicle Issues*** If you are able to access your parking pass to display it in your rental vehicle, please retrieve the pass and place it in the rear windshield, lower passenger-side. If you are the original passholder and you are unable to access your parking pass for use in the rental car, the office can issue you a temporary pass on a week-by-week basis. This temporary pass can only be issued to the original passholder. All temporary vehicles will need to be registered and require a **physical** pass to be displayed—contact the Inn Town Homes office.
17. Please do not email or leave the office messages regarding leaving your vehicles in the lot with no passes, especially outside of business hours. We will not be able to receive those messages before the towing company will have towed the unregistered vehicle. Contacting us does not automatically ensure you are safe to park—you must always have a physical pass displayed and if you park in the lot without one, you will be towed.
18. Parking passes are sold once per year in August and are good for the lease term. We do not sell any additional passes for summer parking.
19. If someone takes over your apartment lease with Inn Town Homes prior to your original lease end date, you forfeit your rights to the pass. Parking is reserved for current residents only.

Parking is granted as a privilege. If for any reason there is a problem with your apartment (for example: fake passes, breaking parking rules, unpaid rent,) your pass can be revoked. It is your responsibility to renew your parking pass at the end of the lease term if you renew your lease with Inn Town Homes. Inn Town Homes will not reimburse you if you forget to renew your pass and get towed.

