

Fireside Owners Parking Policy (Rules)

1. Each one-bedroom unit is entitled to one parking space. Each two-bedroom unit and the managers unit are entitled to two parking spaces. These are for owners and guests only. Owners renting their units through an agency must instruct that agency to report all rentals to the Fireside Manager. Owners renting their units themselves must let the Fireside Manager know the dates of those rentals. Additional temporary guest and visitor parking when available must be arranged through the Fireside Manager. Guests are defined as persons staying in the unit with the permission of the owner and visitors are defined as those persons visiting guests, owners, or tenants while in their units.
2. Each one-bedroom unit will receive one garage door opener; two-bedroom units will receive two. If anyone wants extra openers, or has to replace one that is lost or stolen, they may do so for \$50 each.
3. The garage can also be accessed by entering the code on the security keypad at the entrance of the garage.
4. All vehicles parked in the Fireside Parking garage must display a Fireside Parking Permit showing the unit # (owners & permanent renters) and the expiration date (guests and short term renters only).
5. Fireside has the right to immediately tow, at vehicle owner's expense, any unauthorized vehicle parked in the Parking Garage spaces, or in the area immediately adjacent to the Parking Spaces, in order to ensure the availability of the Parking Spaces for Fireside owners and authorized renters.
6. Fireside has the right to immediately tow, at vehicle owner's expense any vehicle parked in or blocking the garage entrance or exit drives, parked on common area grounds, and parked for more than 2 hours in the loading zone off Canyon Blvd
7. Parking Garage users shall strictly comply with all posted speed limits, directional signs, yield signs, stop signs, and all other signs within or about the Parking Garage and shall strictly comply with all statutes affecting handicapped parking which apply to Fireside's designated parking spaces.
8. The Parking Garage shall be kept free from trash at all times and the Parking Garage shall not be used for storing or the temporary "staging" of trash.
9. The maintenance (including oil changes) or washing of vehicles in the Parking Garage is prohibited. Vehicles may be waxed or vacuumed in the Parking Garage.
10. Vehicles parked in such a manner as to impede or prevent ready access to any entrance or exit, driveway, or other parking space, or parked in a fire lane or designated "no parking" area will be towed at owners expense.
11. No forklift, container, or similar equipment shall be parked anywhere within the Parking Garage. Any such vehicle may be removed by Fireside at the owner's expense.
12. No vehicle may exceed the size of the parking space. Further, all vehicles utilizing the Parking Garage shall not be higher than seven feet six inches (7'6"), or of such a size, weight, or dimension so that entry into the Parking Garage would cause any damage or injury.

13. The Parking Garage is designated a "non-smoking" area. Accordingly, smoking of any kind is prohibited.
14. No signage of any kind (including graffiti or stickers) is permitted within the Parking Garage without Fireside's Authorization.
15. The driveways, entrances, passages, and stairways of the Parking Garage are for the use of Fireside's owners, renters, and authorized guests and not for the use of the general public.
16. There is to be no loitering in the Parking Garage.
17. In the Parking Garage and the area immediately adjacent thereto there shall be no excessive noise (whether by musical instrument, radio, television, any audio device, whistling, singing, yelling or screaming, or in any other way) or that is in violation of any law, ordinance, statute, rule, or regulation of any governmental agency or jurisdiction that constitutes a nuisance or unreasonably interferes with the use or quiet enjoyment of other Fireside owners and guests.
18. Fireside shall remove from the Parking Garage and the area immediately adjacent thereto, any vehicle that: (a) presents a hazard to the health and welfare of the users of Owner's Property or the general public; (b) contains explosive cargo or any toxic materials other than gasoline or fuel in the original equipment vehicle tanks; (c) leaks fluids of any kind, including water; (d) is without proper licenses attached; (e) contains illegal goods or contraband; (f) is excessive in width, length, or height or has attachments thereto making it excessive in width, length, or height; (g) constitutes a nuisance or unreasonably interferes with the use or quiet enjoyment of Fireside or the general public; or (h) is otherwise in violation of any law, ordinance, statute, rule, or regulation of any local, county, state, or federal agency or jurisdiction. "Hazardous Materials" shall mean and refer to petroleum products and fractions thereof, asbestos, asbestos containing materials, urea formaldehyde, polychlorinated biphenyls, radioactive materials, and all other dangerous, toxic, or hazardous pollutants, contaminants, chemicals, materials, substances, and wastes listed or identified in, or regulated by, any Environmental Law.
19. Fireside will remove from the Parking Garage and the area immediately adjacent thereto at the vehicle owners expense, any vehicle: (a) who's alarm system activates and does not turn off after (15) minutes; and (b) in the event the vehicle's alarm system activates three (3) or more times within a sixty (60) minute time period.
20. Fireside will remove from the Parking Garage or the area immediately adjacent thereto at the vehicle owner's expense any inoperable vehicle. The term "inoperable" shall mean a vehicle that meets one or more of the following criteria: (a) it has not moved from a Parking Space location for 20 days, except with the written permission of Fireside; (b) does not have current license plates; or (c) is in an obvious state of disrepair or inoperability, such as a missing tire, smashed window, missing or damaged body panel or other parts, or the vehicle is on jacks or blocks.
21. Each Parking Garage user is responsible to park and lock his or her own vehicle, uses the Parking Garage at their own risk, and is fully responsibility for all damage to or loss of their vehicle or its contents and for all injury to persons and damage to property caused by the operation of their vehicle.
22. Parking is for the use of Fireside owners, tenants, guests, and visitors only (as defined in paragraph 1.), and may not be rented or assigned to persons other than a Fireside party.

STORAGE LOCKERS

1. Each one-bedroom unit is entitled to one storage locker and each two-bedroom and the manager's units are entitled to two storage lockers within the Parking Garage. The extra lockers will be used by the manager for the use of the HOA.
2. Each Owner/user is required to lock his or her own storage locker, shall use the locker at their own risk, and shall bear full responsibility for all damage or loss to the contents of their storage locker and for all injury to persons and damage to property caused by their use of the storage locker.
3. The Storage Lockers shall not be used to store the following kinds of materials: (a) illegal goods or contraband; (b) flammable or combustible materials; (c) hazardous or toxic materials; (d) food or perishable materials of any kind, including alcohol; (e) any property, material, or substance that creates noxious odors and/or noise.
4. The Storage Lockers shall not be defaced in any way, including painting, making designs, or placing decals, posters, or signs on the exterior of the Storage Lockers.
5. One (1) hour after attempting notice, Fireside will open any storage locker at owner's expense and remove the contents from the storage locker that, in the opinion Fireside: (a) presents a hazard to the health and welfare of the users of the Parking Garage or the general public; (b) is an explosive, flammable, combustible, hazardous, or toxic material; (c) leaks fluids other than water from snow melt on recreational equipment; (d) is an illegal good or contraband; (e) constitutes a nuisance or unreasonably interferes with the use or quiet enjoyment of Fireside or the general public; (f) constitutes food or other perishable items; or (g) is otherwise is in violation of any law, ordinance, statute, rule, or regulation of any government agency or jurisdiction.