

Circa Properties PARKING AND TOWING AGREEMENT

Resident Parking Rules

1. All motorized vehicle parking (including but not limited to cars, scooters, and motorcycles) is limited to **residents with a registered Circa Properties hangtag/decal only**, 24 hours a day, 7 days a week, 365 days a year.
2. All vehicles must be parked within marked spaces and any vehicles in assigned parking spaces must be within the assigned space.
3. A lost or stolen hangtag/decal costs \$50.00 to replace, and the old one is voided. Any vehicle using a hangtag or decal previously reported as “lost” will be towed.
4. Parking privileges may not be sold or loaned.
5. Each parking space is limited to 1 validly parked, operational vehicle with current license plate visible.
6. Two wheeled motor vehicles must park in motorcycle or scooter designated parking areas.
7. Violations of this agreement, the Lease, or Florida Traffic Laws may result in being towed at your expense, and/or revocation of the hangtag/decal without credit or refund for any prior or future rent.

Assigned Parking

If available, you may choose to pay for assigned, reserved parking for the term of the Lease as additional rent. Parking spaces may be reassigned at our sole discretion.

Your rental payment includes _____ assigned car parking space(s) for this Lease located at _____

Unassigned Parking

You may be issued a parking hangtag or decal that is specific to the building in which you reside, where you may park in any available space. It is not valid in other locations, even if those locations are also managed by Circa Properties.

Your rental payment includes _____ unassigned car parking space(s) for this Lease located at _____

You will pay a Yearly (Aug-July) fee of _____ for _____ unassigned scooter parking space(s) at _____

Guest Parking

1. A limited number of guest parking passes for non-resident visitors are available on a first come first serve basis during business hours, and are issued at landlord’s sole discretion. Guest passes are good only for the time period on the pass and may not be modified.
2. Guests may only park in the parking area assigned on the guest parking pass.
3. Circa Properties does not issue guest parking passes on home football game Saturdays.
4. It is the resident’s responsibility to inform all visitors of the parking policies of Circa Properties.

Park at Your Own Risk

Each parking area conforms to the parking lot standards of the time the parking area was built. The gravel lot south of LGA building F does not conform to any established parking lot standards. You agree to use and occupy the parking area wholly at your own risk. Neither Circa Properties nor any owner of the parking area shall be responsible or liable for any property or personal injury, death, or other damages to you, or those claiming by, through, or under you, and shall not be subject to any claim, demand, injury, or damages whatsoever, including without limitation damages from acts of passive or active negligence, whether simple or gross, on the part of Circa Properties or any owner, or its or their officers, managers, employees, or agents. You hereby expressly forever release and discharge Circa Properties and those owner(s) from all such claims, demands, injuries, damages, actions, or causes of action.

These policies shall remain in effect if the Lease is renewed, extended, modified, released, or surrendered.

I, the undersigned, have read and **fully understand** the Parking and Towing Agreement.

Lessee Signature	_____	Date	_____
Lessee Signature	_____	Date	_____
Lessee Signature	_____	Date	_____
Lessee Signature	_____	Date	_____
Lessee Signature	_____	Date	_____