

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 at all times to **residents with a visible Circa Properties hangtag/decal only.**
2. Hangtags shall be placed on the rearview mirror and car decals affixed inside the driver’s side windshield and not behind any tinted portion. Scooter decals shall be placed near the license plate.
3. All vehicles must be parked within marked spaces and any vehicles in assigned parking spaces must be within the assigned space.
4. A lost or stolen hangtag/decal costs \$50.00 to replace and in such event the old one is voided. Any vehicle using a hangtag or decal previously reported as missing will be immobilized or towed as provided by law
5. Parking privileges may not be sold or loaned.
6. Each parking space is limited to 1 validly parked operational vehicle with current license plate visible.
7. Two wheeled motor vehicles must only park in motorcycle or scooter designated parking areas.
8. Violations of this agreement, the Lease, or Florida Traffic Laws may result in being immobilized or towed as provided by law 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. Assigned parking spaces may be re-assigned at our sole discretion.

You are electing to lease _____ assigned car parking space(s) located at _____ for an additional _____ per month for the duration of the lease term.

Unassigned Parking

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

You are electing to lease _____ unassigned car parking space(s) located at _____ for an additional _____ per month for the duration of the lease term.

You will pay a Yearly (Aug-July) fee of \$ _____ for _____ unassigned scooter parking space(s) located 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 our 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 guests/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 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.

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