

## Rules and Regulations Parking Essex1 and Essex2

### **Owner/Resident Parking:**

1. Owners/residents must park their vehicles only in their designated or rented parking spot.
2. The vehicles of owners and/or residents which are parked in visitors' parking will be tagged and/or towed away at their own expense.
3. Special allowance for owner/residents to park in visitor parking may be given on a case-by-case basis, at the discretion of the Management Office.
4. Owner/residents may have 15 overnight guest passes per month. More than 15 overnight passes in one month may be given on a case-by-case basis, at the discretion of the Management Office.
5. Owners/residents are responsible for allowing their visitors through the fob-controlled door on P1-to-P2.
6. Visitors will not be issued a fob with the parking spot, unless purchased by an owner. If this is the case all details including the fob number, vehicle information and owner/resident suite number must be submitted to Management.
7. Owners may rent their spots to any resident within the Essex 1/Essex 2 community at their own discretion regarding length and price of lease and must submit the tenant information to Management Office.
8. The OWNER of the spot, regardless of who they rent to, is responsible for all communication to the tenant renter regarding moving of vehicles for the purposes of work in the garage, annual power wash, etc.

### **Guest/Visitor Parking (Outdoor and P1 Underground short term):**

1. Visitors/guests' vehicles may be parked only in those parking spaces clearly marked or designated for visitors.
2. A parking pass is required at all times to park in the Outdoor area. Passes are obtained from the Condominium's concierge security staff. All vehicles without valid passes are subject to tagging or towing by TPS/PED at owners expense.
3. Visitor parking in P1 Underground is available for guests/visitors. Parking from 7.00am until 2.00am does not require a parking pass. A parking pass is required to park in P1 Underground parking between the hours of 2:00 a.m. and 7:00 a.m. All vehicles without valid pass are subject to tagging or towing by TPS/PED at owners expense.

### **P2 Long term visitor parking (14 spots):**

1. Long-term visitor parking passes will be issued by special permission from the Management Office. There shall be no charge for the use of a long term P2 parking spot.
2. A specific spot will be dedicated to the explicit vehicle it's license plate, start and end date and resident/suite information.
3. Under special circumstances, at the discretion of the Management Office, a resident may be issued a long-term P2 parking spot pass.

### **Concierge/Security Staff Protocol:**

1. Security staff may issue written warnings or call Toronto Police Services – Parking Enforcement Division to issue a City parking ticket, at their discretion, within the rules of the Corporations and Post Orders.
2. If City tickets are issued on the same vehicle for five (5) consecutive nights, and the vehicle is still there on the 6th day or after without authorization, Security staff shall call the TPS/PED to have the car towed.