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## PARKING STALL POLICY

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V1.1 05-28-19

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### Use:

Assigned parking stalls are for current Keola La'i residents only.

Only vehicles may be kept in assigned parking stalls. No other items are allowed in assigned parking stalls. For the purpose of this policy a vehicle is defined as an automobile, motorcycle, or moped.

A parking stall must be used for its intended purpose. It may not be used as a storage area.

Residents who leave or store any items in their parking stalls will be notified to remove them. Items not removed are subject to citation and/or fines.

Management reserves the right to remove any items that are not compliant with this policy. In the event that Management removes an item(s), it will be held for a period of ninety (90) days. If not claimed, the items will be disposed of in accordance with the law.

Owners of parking stalls may rent unused stalls to current Keola La'i residents only.

### Parking:

All vehicles must be parked appropriately within their assigned parking stall and must not block access to neighboring vehicles or common areas.

### Cleanliness:

Assigned parking stalls are to keep them clean and clear of any vehicle fluids.

Management has the right to enforce residents to professionally clean stalls at owner's expense if vehicle fluid spills within their stalls and/or spreads into neighboring stalls or common areas.

### Inoperable Vehicles:

Vehicles must be in working condition and have up-to-date registration in accordance with Hawaii State law or protected with a car cover.

No vehicle repair outside of fixing a flat or jump-starting a car is allowed. No other work is permitted.

Vehicles in violation will be subject to citation and penalty. Management has the right to tow vehicles at the owner's expense after one hundred and eighty (180) days after citations/fines are issued.

### Indemnity:

Residents making use of the parking areas agree to indemnify, defend, save, and hold harmless the Association, Board, Managing Agent, and their respective agents from any and all liability, loss, damage, claims, cost and expense that may relate to or arise on property.

This indemnification shall not waive or release any claims or causes of action the Board may have for damage to the common areas of the property caused by the owner of any equipment.

It is also understood that any theft or damage to any vehicle or personal property in the parking garage is not the responsibility of the Association and will not be covered by the insurance of the AOAO.

Management is not responsible for providing off-site parking if a resident's vehicle does not fit within the assigned parking stall.

The Manager and the Board have final say on any policies regarding this area.