

Riverside Park Place Condominium

An Architecturally Distinguished Mid-Century Modern Highrise Residence on Wall Street

Riverside Park Place Condominium: Parking Policy

1. **Parking for Co-owners and Residents:** Parking is exclusively for co-owners and residents currently residing in the building. Each unit is assigned either a carport or garage by deed, and these designated spaces are reserved solely for that unit owner.

Open parking spaces are available on a first-come, first-served basis for residents with a second vehicle. However, possessing a parking permit does not guarantee the availability of an open parking space.

2. **Parking lot Monitoring:** Management personnel routinely monitor the parking areas to ensure that only vehicles with valid, current permits are parked in these areas.
3. **Handicap Parking:** Handicap spaces are reserved exclusively for the use of vehicles displaying a State of Michigan handicap sticker.
4. **Vehicle Registration and Permits:** All vehicles, including cars, pick-up trucks, and motorcycles, must be registered with the Association. Parking permits can be obtained from the building manager. Each unit may obtain up to two parking permits, which are assigned to specific license plate registrations. Permits must be clearly displayed in vehicles, including those parked in carports and garages.
5. **Towing:** Vehicles without a valid parking permit or with an invalid permit, will be towed at the owner's expense. Towing is enforced. To recover a towed vehicle, contact Brewer's Towing at 734-665-8888.
6. **Guest and Visitor Parking:** Guests, visitors, contractors, and service personnel are not permitted to park in the condominium parking lots. These individuals should park on Wall Street in front of the building. Note: Wall Street has a 2-hour time limit from 8 a.m. to 5 p.m., Monday through Friday.

Co-owners are responsible for ensuring their guests and visitors comply with this policy.

7. **Prohibited Practices:** Residents may not occupy open parking spaces while leaving their deeded carport or garage empty to reserve a space for another vehicle. Residents with two permitted vehicles must ensure both vehicles do not occupy open parking spaces simultaneously.
8. **Temporary Permits:** Temporary permits are available from the building manager for short-term parking or overnight guests, caregivers, and similar situations. These permits

are tied to specific vehicles and are valid for limited durations. Temporary permits do not guarantee a parking space and allow for parking on a first-come, first-served basis.

9. **Moving Vans and Trucks:** Moving vans and trucks may park on the property as needed for loading and unloading. These vehicles must park in either the loading zone, outside the trash room, or in an open parking space. These vehicles must not block fire lanes, garage doors or carports. Moving activities should be coordinated with the building manager to minimize disruptions.
10. **Rental of Carports and Garages:** Co-owners who wish to rent out their carport or garage must rent to co-owners or residents currently residing in the building. Renting out a carport or garage forfeits the lessor's right to obtain parking permits, as the deeded space is no longer in use by the lessor.

This policy is designed to ensure a safe, organized, and fair parking environment for all residents.

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