THE 500 BUILDING CONDOMINIUM

GUIDELINES FOR USE OF SURFACE PARKING

1. GENERAL:

The Board of Administrators is designated to administer the Common Areas, including the parking lot (Bylaws, Article II, Sections 1 and 2).

The parking lot is not intended to be a storage facility or a long term parking facility. In general, it is intended for short term parking of small to medium-size personal vehicles, and short term (day maximum) workman vehicles.

2. PROHIBITED VEHICLES:

   a. Trucks, boats, recreational or commercial vehicles, buses, large vans and motor homes.

   b. Dead storage

      1. Unlicensed.
      2. Obvious need of repair.

   c. Vehicles obstructing parking lot entrances, crosswalks, sidewalks and "fire lanes".

   d. Vehicles being repaired or overhauled, other than minor items of short duration.

3. NUMBER OF VEHICLES.

   a. Any Owner or residents who has use of a garage space may regularly park ONE vehicle on the parking lot.

   b. Any Owner or resident with no use of a garage space may park a maximum of TWO vehicles on the parking lot.

   c. Residents are reminded that there are commercial vehicle-storage facilities available.

4. LENGTH OF TIME:

   a. A vehicle which is parked and not drive for 72 hours will be considered dead storage, provided, however, that this provision will not apply in storm and snow conditions.

   b. Arrangements can be made with the Resident Manager or the Byron Reed Property Manager for a longer period in case of absence due to travel, or other reasonable circumstances such as illness.

5. PARKING LOCATION:

   a. Spaces on the north side of the lot, close to the Building, are intended for short term use, such as Party Room and other guest visitors, and temporary workmen (in and out the same day). Overflow visitors may park on the south side where necessary.

   b. Vehicles parked for more than one day must be on the south side.

6. WINTER SNOW ALERT:

   a. The parking lot cannot be plowed correctly if vehicles are in the way.

   b. All vehicles should be parked on the SOUTH side as close to 37th Street as possible when snow occurs or is predicted. In other words, vehicles should be grouped so as to leave room for plowing the rest of the lot.

   c. Following plowing, vehicles may be re-parked.

7. NOTICE OF VIOLATIONS:

   a. Vehicles violating any of these Guidelines provisions will receive a notice of the violation and the time allowed for correction.

   b. After notice and failure to correct, the vehicle may be towed at the Owner's expense.

8. SPECIAL CASES:

   a. The Resident Manager may handle minor matters which do not affect policy and do not alter these provisions. Any changes in these Guidelines must be approved by the Board of Administrators.

   b. If the Resident Manager encounters any problem, the following are available to management:

      1. Byron Reed Property Manager and/or Board.
      2. 911
      3. County Attorney (for criminal prosecution).

9. EFFECTIVE DATE: August 1, 1998

ADOPTED by the Board of Administrators at its meeting on July 13, 1998.