

**Coachman Oaks Condominium Association
Revised Garage and Parking Lot
Rules and Regulations**

1.00 **CAR WASH AREAS**

- 1.01** Since Car Wash utility costs are shared by all Unit Owners, the Car Wash is to be used only for Residents' Motor Vehicles.
- 1.02** When through with the Car Wash, hose down the floor, roll up the hose on the caddies and turn off the water. Residents' personal Car Wash items are not to be left in the Car Wash area.
- 1.03** Motor Vehicles must be washed only in the Car Wash Area, not in parking spaces or in the outdoor parking lots.

2.00 **GARAGE**

- 2.01** Gasoline or other highly inflammable materials are not to be stored in containers in the garage.
- 2.02** Speed limit in garage is 5 mph. Car lights must be on when driving in/out of garage.
- 2.03** Motor Vehicles may be parked only in a garage stall which is assigned to or rented by the owner of that Motor Vehicle. Upon request by the rightful user of a garage stall, unauthorized Motor Vehicles will be removed by the Board at the vehicle owner's expense.
- 2.04** Garage stalls can only be rented to Residents and Unit Owners of Coachman Oaks Condominiums.
- 2.05** The garage floor is not to be used for carpet layout and cutting; this should be done at the carpet shop. Please note that carpet is not to be placed in the dumpster and it is the Owner's responsibility to arrange for removal the same day new carpet is installed.

- 2.06** Motor Vehicles must fit within their garage stall without projecting into the traffic aisle, and without crowding or otherwise inconveniencing neighboring stalls.
- 2.07** No unauthorized person shall interfere with any part of the lighting, heating or ventilation systems, garage door opener, or other apparatus in the garage.
- 2.08** Garage stalls shall contain only Motor Vehicles, trailers, a boat or snowmobile on a trailer, and folding grocery carts or bicycles hung on hooks. No other storage is authorized except for those items contained inside an approved garage storage locker. (Labor cost for hook installation: cart hook - \$15, bike hooks - \$50)
- 2.09** Residents are responsible for cleaning up oil leaks in their garage stall, as the oil can easily be tracked onto carpeted areas of the building. Vehicles which leak oil onto the floor should be repaired. If the cost of repair is prohibitive, an approved pan must be used to catch the oil. Pans are available for purchase in the Association office; the charge will be added to the following month's billing statement.
- 2.10** Absorbent material (sand, cat litter, or commercial oil-absorbing material such as Oil-Dri) should be used in the pan to ease cleanup of the oil. The absorbent material should be changed when it becomes saturated so that liquid oil does not overflow the pan onto the floor.
- 2.11** Changing oil and Motor Vehicle repair is prohibited on the premises (this includes the garage and outdoor parking lots). Motor Vehicle maintenance that requires running the motor in the garage is prohibited. Changing tires or batteries, adding oil, anti-freeze or washer fluid is permitted. Excessive running of any Motor Vehicle engine in the garage is not allowed.
- 2.12** The garage shall not be used for recreational purposes. Roller skates, roller blades, skateboards, frisbees or any other such games or equipment are not allowed.
- 2.13** Permanently attached storage lockers may be placed in a garage stall assigned to the Unit Owner. They must be built according to specifications approved by the Board as to size, shape, design, materials, color and placement. The cost of construction and maintenance shall be borne by the Unit Owner.
- 2.14** Storage lockers must be kept locked. No storage is allowed on top of the lockers, per City of Eagan Code.

3.00 **PARKING LOTS**

- 3.01** No boats, snowmobiles, trailers, recreational vehicles, buses, camper tops, "all-terrain" vehicles, tractor/trailers, or trucks in excess of 9,000 pounds gross weight shall be parked in the parking lots.
- 3.02** Parking is permitted on the striped areas of the parking lots only and all vehicles must be parked within the lines, and without crowding or otherwise inconveniencing neighboring spaces or extending into the driveway. Vehicles are to be parked "headfirst", not backed into the space.
- 3.03** Operation of snowmobiles, go-carts, skateboards, roller skates, roller blades and other non-street licensed Vehicles is not permitted on Condominium property.
- 3.04** No Motor Vehicle in a non-operative condition, not in a good state of repair, or not currently licensed for road use, shall be left standing anywhere on Condominium property, except in a garage stall assigned to or rented by the Motor Vehicle owner.
- 3.05** The parking lot is not to be used for the storage of Motor Vehicles. Any Motor Vehicle which has not been operated on the public streets within the previous fourteen (14) days is considered a stored Motor Vehicle and is prohibited.
- 3.06** Vehicles in the parking lots are not to be covered by car covers, tarps, etc.
- 3.07** No more than two (2) Motor Vehicles belonging to or used by the Residents of any single unit may be parked in the parking lots.
- 3.08** Owners/Residents are responsible for any illegally parked Vehicles belonging to their guests or visitors.
- 3.09** Motorcycles must be parked on the asphalt rather than on sidewalks or lawn areas. A block of wood or similar protection must be used under the kickstand to prevent damage to the asphalt surface during warm weather.
- 3.10** Snow Removal: The drives and parking lots are cleared of snow after a 2" snowfall. Normally a "pass-through" is made first followed by a "clean-up" later in the day. Vehicles must be removed from the parking areas for the dates and times posted by Management.

- 3.11 Changing of oil and other maintenance work on Vehicles is prohibited. However, emergency maintenance such as changing tires or batteries, and the adding of oil, anti-freeze or washer fluid are permitted in the parking lots.
- 3.12 Petroleum products are harmful to asphalt surfaces. Care must be taken to promptly clean up oil and gas spills. Vehicles must be kept in a good state of repair so that gas and oil leaks do not damage the asphalt.
- 3.13 Upon written request by the Association, a Resident must provide the Association with the following information concerning the Motor Vehicles they park on the premises: make, model, year, color and license number.
- 3.14 There is a 10 MPH speed limit in the driveways and parking lots.
- 3.15 Strict compliance with regulatory signs posted by the Association and/or City is expected. Such signs include No Parking, designated Fire Lane, Speed Limit, etc.
- 3.16 **The Board and Management Company are authorized to order improperly parked Vehicles towed from the Property at the Vehicles Owner's expense and WITHOUT PRIOR WARNING.**