



**MAPLE RIDGE TOWNHOMES**  
(A UNIVERSITY MANAGEMENT, INC. COMMUNITY)

**PARKING POLICY**

**1. PARKING STICKERS**

- a. To obtain a parking sticker you must:
  - 1) Provide your license plate number
  - 2) Be current with your rent and all other monies due
  - 3) Provide (or have previously provided) proof of current renter's insurance
  - 4) Have no outstanding leasing forms or documents
- b. One parking sticker will be issued to each Resident.
- c. Parking stickers must be placed in clear view in the rear window on the driver's side.
- d. Replacement stickers will be issued at no charge if the old sticker is surrendered. A fee of \$50 will be charged for a new parking sticker if the old sticker is not surrendered. Old parking stickers will be voided.

**2. PARKING STICKERS – RENEWING RESIDENTS**

- a. RENEWING RESIDENTS MUST OBTAIN A NEW PARKING STICKER FOR EACH NEW LEASE TERM.
- b. Renewing Residents must provide updated proof of renter's insurance.

**3. RESIDENT PARKING**

- a. Parking stickers are required for all Resident parking.
- b. VISITOR PARKING SPACES ARE FOR VISITORS ONLY AND ARE NOT TO BE USED BY RESIDENTS AT ANY TIME. ANY VEHICLE WITH A RESIDENT PARKING STICKER THAT IS PARKED IN A VISITOR PARKING SPACE WILL BE TOWED!
- c. There is no assigned parking, except in the case of an approved special accommodation or modification.
- d. Parking is on a first come-first served basis. There is no guarantee you will be able to park close to your Townhome.
- e. Do not park in more than one parking space at a time.
- f. Do not park on the grass or sidewalks, in fire lanes, in front of fire hydrants, along yellow curbs, in front of dumpsters, or in designated employee parking spaces.
- g. Do not park at the Maple Ridge Maintenance Facility.

**4. VISITOR AND GUARANTOR PARKING**

- a. VISITOR PARKING SPACES ARE FOR VISITORS ONLY!
- b. Visitors must either park in a designated visitor parking space or a Resident must obtain a parking pass for them from the Rental Office. There are a limited number of visitor parking passes available each day.
- c. Guarantors are considered visitors. All rules pertaining to visitors are applicable to Guarantors.

**5. TOWING**

- a. Towing is performed by Campus Automotive, an unrelated company from which we receive no compensation. If you are towed contact Campus Automotive at (540) 951-7398.
- b. We will not get involved in any disputes between Residents and Campus Automotive.

**6. See the Lease Agreement for a full description of the terms and conditions pertaining to parking.**