



San Carlos Condos

The Jewel of Alabama's Gulf Coast

PARKING PASS REGULATIONS

The San Carlos Board of Directors has implemented the following parking pass regulations in order to assure availability, accommodation, and overall fairness to all Owners and Guests visiting San Carlos condominiums.

The 2nd floor parking garage area is designated "Owners Only Parking" at all times, regardless of physical handicap as well as any alleged permissions granted. All Owners are limited to two (2) vehicles evidencing a "San Carlos Owner" decal which shall be properly adhered to the lower driver's side windshield area of the vehicle. Alternatively, on a need-be basis, Owner's may request a temporary "San Carlos Owner" parking pass to be issued by the San Carlos Property Manager (i.e. for use when any Owner is not using his/her primary vehicle).

Owner Responsibilities

1. All Owners are responsible for ensuring that parking passes are purchased in advance and furnished to their renters/guests in accordance with these rules.
2. When using a management company, all Owners remain liable for the repercussions that may arise if/when their management company fails to adhere to the rules and regulations listed herein.
3. All renters and guests must be informed that there may not be parking spaces available in the South lot and that they may have to park in the North lot during peak times.
4. All Owners must keep the Property Manager apprised of their primary contact information for purposes of receiving parking pass related notifications.

Peak Times

It is recognized that parking demand will be highest during various locally scheduled events and holidays and area events so enforcement will be most necessary during these times:

Spring Break Season
FloraBama Mullet Toss (April)
Hangout Music Fest (May)
Memorial Day

Fourth of July
Labor Day
Shrimp Festival

Parking Passes

1. Passes must be placed inside the vehicle either on the rear-view mirror or on the vehicle dash board. All information must be filled in, legible, and observable from the exterior of the vehicle.
2. Each unit may have two (2) initial rental parking passes issued at any given time with the exception of Penthouse II and IV which may have three (3).
3. Exceptions may be made for a third pass during non-peak times, and can be purchased online (sancarloshoa.com) or by visiting the parking pass kiosk located at the 3rd floor front desk (note – a credit/debit card is required for all kiosk purchases – cash not accepted). All issued third passes permit the holder to park **only** in the overflow lot (i.e. north parking lot).
4. Owners and management companies may make bulk parking pass purchases for annual use by one of the following means:
 - a) Contact Young's Suncoast (251-968- 3802).
 - b) Contact the San Carlos property manager (Dan – 251-747-4111) who will review various options available (i.e. parking pass codes, bulk purchases, etc.).

* Please note: all passes are \$30 each and may not be copied, reused, or otherwise applied to any guest vehicle not associated with the reservation issued for. Further, no parking pass shall exceed a maximum duration of fourteen (14) consecutive days (i.e. if a guest is staying longer than fourteen days, additional parking passes must be purchased through the remainder of their stay in fourteen day increments). Exceptions may be made during the snowbird season given the extended duration of guest reservations.

Each pass shall reflect the renter's departure date, unit number, and management company (or VRBO/Owner).

"Owner Guest" passes will be issued by the Property Manager **only** for Owner Guests who are **not** renting the unit they are staying in (i.e. they are in fact Owner Guests). There is no cost associated with Owner Guest passes and they must be requested to the Property Manager prior to the guest's arrival (including the arrival and departure dates). Owner Guest passes do **not** permit the Guest to park on the second parking level and will be subject to being towed.

- Please note: Owner decals may **not** be used by guests or renters.

Oversized Vehicles - parking passes may not be used in conjunction to park larger vehicles in more than one spot or allow any single vehicle to take up more than one spot. Recreational vehicles, buses, trailers, and/or any tow-along is not permitted at San Carlos from without prior written approval from San Carlos management. From the dates of November through March 1, certain exceptions may be permitted depending on San Carlos occupancy and only with written permission. If RV or large vehicle parking is permitted, any damage to the San Carlos parking lot will be assessed to the owner.

Vehicle storage racks – vehicles with external storage racks or hitches mounted to the front or rear must park in the North lot to avoid impeding traffic flow in the parking decks and South lot.

Enforcement

San Carlos Security Guards issue parking violation notices when parking passes are not visible, are not valid, and/or for improper parking. The notice instructs the recipient to come to the 3rd floor office to rectify the violation.

Renters are instructed to contact their rental agency or owner to obtain a valid parking pass. Continued or repeat violations may result in a \$175 charge per incident assessed to the Owner on their HOA dues and may also subject the vehicle to being towed. The Rental Agency and/or Owner will be notified via email of violations so a renter's deposit may be held if desired.

Examples of parking violations include:

- *Parking in a no parking area or using more than one parking space*
- *Parking in the South lot with a North lot pass*
- *Parking in a space reserved for loading/unloading or handicap permit/tag*
- *Parking boats or trailers without prior approval of the Property Manager*
- *Displaying a fraudulent parking pass*

Common fraudulent uses of parking passes include but are not limited to the following and violations may result in a charge per occurrence assessed to the Owner on their HOA dues.

- *Not writing the departure date on the parking pass or doing so in pencil*
- *Affixing a Rental Company sticker over the arrival and departure dates*
- *Not indicating a condo number on the pass*
- *Allowing renters or guests to use an Owner Pass*
- *Copying, duplicating, or laminating a parking pass for repeated use*
- *Requesting Owner Guest passes for renters*
- *Storage/Parking of Vehicles, trailers, etc.*