

ASSOCIATION OF KING CITY CONDOMINIUM UNIT OWNERS
STANDING RULE

CARPORT POLICY

BASIS OF CARPORT POLICY:

From the Declaration of Unit Ownership, Section 5.0 "Limited Common Elements" –
"5.3 Located on the Property are 63 carports, as described in paragraph 2.8(i), none of which is appurtenant to any Unit. Rather, each is to be administered by the Association of Unit Owners, acting through its Board of Directors. Rent earned from carports and received by the Association shall be employed solely to pay common expenses."

The Board of Directors, given the responsibility to administer the carports, determines the following Carport Policy.

Carports are limited to two carports per unit. A non-resident owner may lease only one, for use by his renter, and may not store his own vehicle therein. Renters may independently lease a second carport, if available.

Waiting list priorities are as follows: First, resident owners; second, non-resident owners; third, independent renters; fourth, non-resident non-owners in the least used areas.

When the occupant of a unit does not possess a vehicle, the owner of said unit may not sublet a carport and must release carport to the Board of Directors for reassignment.

When a vacant unit is for sale or for rent, the owner/seller must release the carport for reassignment by the Board of Directors to a resident on the Waiting List or a resident wishing to improve carport location.

Carports are for items of transportation only, and they will be allotted as conveniently as possible. When two carports are occupied, it is with the understanding that the extra carport must be relinquished if no other is available for a resident who needs one. In some cases, this could mean asking that the extra car be moved to a less convenient space.

Non-resident golf carts will be vacated on a case by case basis, as the need arises.

Adopted November 10, 2004