

TREETOPS / OCEAN BREEZE, HPR

% IMC Resort Services, Inc.

2 Corpus Christi, Ste #302, Hilton Head Island, SC 29928

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Parking Regulations

1. Parking at Treetops/Ocean Breeze is by permit only.
 - A. **Owners** – Each villa is permitted two (2) permanent stickers with the following valid information provided with the application; a copy of driver's license, auto insurance card and vehicle registration.
 - B. **Tenants** – Villas that are rented may obtain only two (2) decals for the length of the lease. Tenants are required to provide the following valid information with the application; a copy of driver's license, auto insurance card and vehicle registration, plus a current signed copy of their lease.
 - C. **Guests / Short-term Rentals** – Guest passes are available at the management office for guests staying overnight or longer. Please make arrangements to secure guest passes prior to your visitors' arrival. **Guest parking passes will only be valid for up to two (2) weeks at a time and are only allowed TWO (2) PASSES PER VILLA AT ANY ONE TIME, NO EXCEPTIONS!** Villas that are rented short-term must obtain passes for the length of their guests' stay. Only two (2) passes per villa per rental period. As a courtesy, guests should be instructed to park in the outer areas available and not in front of the villa being visited.
 - Owner & Tenant passes are designed to stick on the lower, left hand corner of the windshield and should be displayed at all times while on the property. Additional passes as needed, due to loss or destruction will be provided at a cost of \$25 for the first replacement, \$50 for the second and \$100 for the third. **Alterations made to passes will result in an immediate fine to the owner or rental agent.**
2. If your villa owner's account is with the collection's attorney, no parking passes will be issued to guests, tenants or renters of that villa. Any vehicle without proper parking documentation will be towed at the vehicle owner's expense.
3. Parking is on a "first come – first serve" basis for all residents. As a courtesy to your neighbors, we ask that only one vehicle be parked in front of or near your villa. Your second vehicle should be parked in the surrounding areas available.
4. **NO PARKING IN HANDICAP SPACES!!!** Any vehicle found in a handicap space without proper identification is at risk of **immediate towing**.
5. Vehicles are prohibited from parking in front of **or around** the dumpsters. Vehicles found in these locations risk immediate towing, at the vehicle owner's expense, without notification.
6. Vehicles must *only* park in those areas designated as legal parking spaces. **Any vehicle parked in an area with pine straw, shrubbery or grass will be towed immediately. If any damage is done to the irrigation system or landscaping, the vehicle owner will be fined and billed for any repairs necessary. The owner will also be responsible for their renters and guests.**
7. **NO PARKING IN FIRE LANES.** For the safety of all concerned, vehicles parked in fire lanes will be towed, without warning, at the owner's expense.
8. No inoperative or unlicensed vehicles shall be parked on the premises overnight. A vehicle shall be deemed to be inoperative if the vehicle has not been moved in a period of seven (7) consecutive days and the Association determines, in its sole discretion, that the reason given as to its inoperable condition is inconsistent with the objective of providing fair and equal parking privileges to all unit owners.
9. No commercial vehicle shall be parked upon the premises overnight. Parking of commercial vehicles during daylight hours shall only be in connection with delivery to, or legitimate work in, around or upon a dwelling unit or the general common elements. Commercial vehicles are defined as those vehicles having external signage and those vehicles regularly containing implements and materials used in a trade or business.
10. One cannot operate, park, or store on the property any golf carts, recreational vehicles, motor homes, trucks, trailers, commercial vans or boats.
11. Motorcycles and mopeds must be parked in the parking lot area. They may not be parked in units, on patios or decks.
12. Moving vans are permitted to be parked on the property a maximum of twenty-four (24) hours. When empty, moving vans must be parked near the tennis courts.

A **twenty-four (24)** hour compliance notice will be posted on any vehicles in violation of these rules. Any vehicle having received notice, which continues to be illegally parked, will be towed at the vehicle owner's expense without further notification.

All parking passes may be obtained from **IMC Resort Services, Inc.** between the hours of **8:30 a.m. to 4:30 p.m.** Monday to Friday or right outside our office door for afterhours pick up (provided arrangements have been made ahead of time), at the following location: **2 Corpus Christi, Ste. 302, Hilton Head Island, SC 29928.**