



Beebe+Runyan Condominium Association Parking Rules and Regulations

These Rules and Regulations are established by the Condominium Association ("Association") Board of Directors ("Board") in accordance with the Declaration of the Beebe & Runyan Condominium ("Declaration") to ensure safe and equitable use of the Parking Garage and Exterior Parking areas.

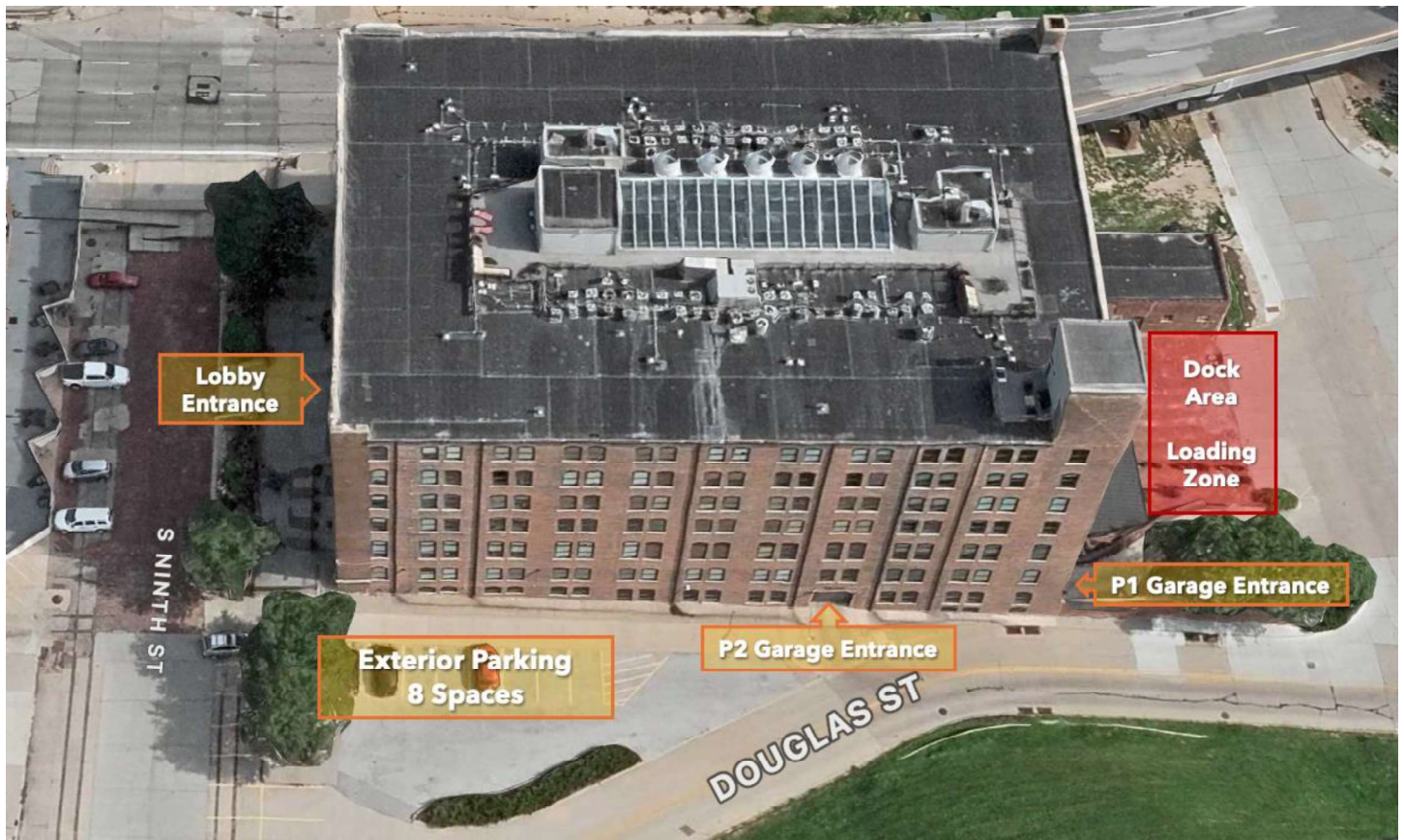
Authority and Scope

Sections 2.09, 4.01(u), 4.03, and 5.04 of the Declaration authorize the Board to establish these Rules and Regulations. These Rules and Regulations shall not replace nor supersede any provisions of the Declaration, nor any Parking Stall License issued by the Association.

These Rules and Regulations supersede the previous Garage Storage Policy dated 3/7/2014 and any other previously issued guidance, policies, rules, or regulations about parking or the use of the Parking Garage or Exterior Parking.

Definitions

- **"Residents"** includes Owners and Renters of Units, regardless of how often they occupy any Unit.
- **"Parking Garage"** includes the Parking Garage areas on Levels P1 and P2, part of the Common Elements.
- **"Exterior Parking"** includes spaces designated by signage as resident or Visitor parking outside the building.
- **"Parking Stall"** includes spaces marked, striped, or otherwise designated for parking a single vehicle.



Rules and Regulations

1. **Parking Use:** Use of the Parking Garage and Exterior Parking by Residents, Staff, and Guests of the Beebe+Runyan Condominium is subject to these Rules and Regulations, the Declaration, and – for Parking Garage stalls – the Parking Stall License (“License”).
2. **Vehicle Alignment Within Parking Stall:** Vehicles shall be parked fully within defined Parking Stalls, unless a specific exception is granted in writing by the Condo Manager or Board. The nearest solid line or physical barrier (such as a wall, curb, or pillar) on each side of the Parking Stall defines its boundary. Vehicles shall be parked sufficiently centered in the Parking Stall’s boundary to allow pedestrian movement around parked vehicles, operation of adjacent vehicle or property doors, and clear & safe maneuverability of all pedestrian and vehicular circulation paths.
3. **Parking Permits:** Parking Permits are issued to unit Owners. The initial allotment of permits described below is issued at no cost coinciding with the issuance of this policy.
 - a. One **Resident Parking Permit** is issued per assigned parking stall. Resident Parking Permits are labeled with the assigned parking stall number and may be used for vehicles parking in the corresponding numbered Parking Garage stall or any Exterior Parking stall.
 - i. Owners leasing a parking stall from the Association will receive the leased stall’s Parking Permit, which must be returned upon termination of the parking stall lease.
 - ii. Owners leasing or borrowing a parking stall from another Owner must obtain the corresponding Parking Permit from the Owner to which the stall is assigned.
 - b. Two **Visitor Parking Permits** are issued per unit for temporary use by visitors. Visitor Parking Permits are labeled with the unit number and a sequential number. Visitor Parking Permits may be used at any time for vehicles parking in Exterior Parking Stalls or, by exception, for vehicles parked in the unit’s assigned Parking Garage stall(s).
 - c. Parking permits are issued by the Condo Manager during regular business hours.
 - d. Renters must obtain and use the appropriate permit(s) from the Owner of the Unit they are renting. Additional parking permits are not assigned to rental units.
 - e. Lost or damaged parking permits will incur a replacement charge of \$50 per permit. The charge will be added to the unit Owner’s balance, and payment is due prior to issuance of replacement permit.
 - f. All parking permits remain the property of Beebe+Runyan and must be returned upon request.
4. **Parking Permit Display:** All vehicles parked in the Parking Garage or in Exterior Parking stalls shall display a current and valid Parking Permit issued by the Association, except as outlined below. Parking Permits must be visible through the vehicle’s windshield from outside the vehicle while complying with all applicable municipal laws and regulations.
 - a. Motorcycles parked in the Parking Garage are not required to display a Parking Permit, but they must be registered with the Condo Manager.
 - b. Contractors performing work in the building may park clearly marked commercial vehicles in the Exterior Parking stalls without a Parking Permit between the hours of 7 AM – 5 PM, Monday – Friday. At all other times, Residents must provide contractors with an appropriate Visitor Parking Permit.
5. **Bicycle Parking** is available on a first-come, first-served basis in the northeast corner of the Parking Garage on the P1 level. Bicycles must be parked in one of the available slots at the bicycle rack. A secure bicycle lock, provided by the Resident, is strongly recommended. Storage of bicycle-related equipment at or near the bicycle rack is prohibited, unless the item is attached to and does not affect maneuvering around the bicycle.

6. **Storage within the Parking Garage:** The purpose of the Parking garage is for parking vehicles in assigned Parking Stalls. Limited storage is permitted for the convenience of Residents and their Guests in accordance with the Common Elements Storage Rules and Regulations, defined separately.
7. **Loading Zones:** The dock area on the east side of the building is for temporary loading and unloading only. Parking beyond the time required to load or unload a vehicle is prohibited.
8. **Prohibited Parking:** Parking a vehicle outside of designated Parking Stalls in the Parking Garage or Exterior Parking areas is prohibited. This includes spaces where a vehicle may fit but is not defined as a Parking Stall, and spaces clearly identified as No Parking areas by pavement markings, stripes, barriers, or other signage.
9. **Exceptions:** The Condo Manager and Board may, at their discretion, grant limited exceptions to these Rules and Regulations for circumstances including, but not limited to, construction, renovation, or maintenance.
 - a. To inquire about a temporary exception, email parking@beeberunyan.com. Include your unit number, the make/model/license plate of the vehicle, and a brief explanation of your exception request. Exception requests will be approved or declined by the Condo Manager or a Board Member.
10. **Parking areas not managed by Beebe+Runyan:** The Association does not own, lease, nor have any control over parking stalls on 9th Street between Douglas and Dodge Streets, including the curb at the bottom of the front stairs on the west side of the building. These areas may be subject to additional restrictions or towing by the City of Omaha or other entities, and the Association cannot enforce parking restrictions nor grant exceptions for vehicles parked in these areas.
11. **No Liability:** The Association shall not be liable for any lost, stolen, or damaged property in the Parking Garage or Exterior Parking.
12. These Rules and Regulations remain in effect until suspended, superseded, or revoked by the Board.

Procedures

1. **Vehicles parked in violation of these Rules and Regulations may be towed without warning**, including vehicles displaying a valid Parking Permit while in Prohibited Parking areas, at the vehicle owner's expense.
2. **When possible, owners may receive a courtesy notification of violations** of these Parking Rules and Regulations before towing or removal of items in violation, but such notification shall **not** be a prerequisite for towing or removal of items violating these Parking Rules and Regulations.
 - a. If items are stored in the Parking Garage in violation of these Rules and Regulations and ownership of the items are easily identifiable, the Resident will be notified of the violation via email. If a Resident fails to remove items within 7 days of the email notification, the Board or Staff may relocate, remove, or dispose of the items. The Association is not responsible for items that have been disposed of due to a violation of the Parking Rules and Regulations.
3. **Fines may be assessed against an Owner in violation of the Parking Rules and Regulations**, in addition to towing or removal of non-compliant or prohibited items, at the sole discretion of the Board.