

Parking

The by-laws provide that owners are entitled to one stall per suite. The Riverside Tower I condominium plan defines the parkade to be Common Property which means parkade stalls are not deeded property. Rather, they are assigned to owners by the Operations Coordinator acting on behalf of the Board.

- The parkade stalls will be reserved for resident owners or their tenants only.
- Townhouse owners have no right of access to the parkade as it is not deemed part of their common property.
- Vehicles must be parked in the middle of their stall at all times to make it easier for those parking in adjacent stalls.
- Vehicles that are propane powered are not allowed in the parkade.
- Vehicles without a valid registration may not park in the Tower parkade.
- Vehicles which are leaking fluids must be removed from common property until the defect is rectified and the owner may be held responsible for any damage that the leaking vehicle has caused.
- The parkade is strictly governed by provisions of the fire code, which limits its use to the storage of vehicles. No other items may be left on the floor.
- Bicycles and grocery carts are permitted when stored on racks, which will be provided upon request.
- Flammables or corrosives, and containers which have held flammables or corrosives, are strictly prohibited.
- Guests may park in the visitor's parking lot and must provide their vehicle license plate number to Reception.
- Residents may use the visitor parking lot for periods of up to one hour if needed but shall use their assigned parking stall at all other times.
- Visitor's staying overnight, or longer, shall obtain a parking permit. This option is designed only for short-term overnight stays of no more than three consecutive nights. There is a monthly maximum of six nights of free overnight visitor parking.
- Maintenance or repairs to vehicles must not be carried out in the visitor parking area, car wash bay or in the parkade.
- The car wash bay is to be used for cleaning purposes only. Vehicles may not be left unattended in the car wash bay. A nozzle for the hose may be signed out at reception.

- Additional parkade stalls will be rented to residents, when available, based upon the following fee schedule and payment in advance:
 - \$4.00 per day
 - \$25.00 per week
 - \$80.00 per month
- Owners may rent their stalls to tower residents only and must advise the Operations Coordinator in writing. The renter must also provide full written particulars (name, suite number, vehicle description, license number).
- The Operations Coordinator reserves the right to have the vehicles of repeat offenders of the parking guidelines tagged and towed by the City of Calgary By-law Enforcement office.

Reassignment of Parking Stalls

- Any owner wishing to change their designated parking stall may, upon written application to the Operations Coordinator, be considered for a stall that may be vacated by an owner selling his/her building suite. Requests that do not meet a priority criteria requirement will be determined by seniority of tenure in the building.
- The Operations Coordinator reserves the right to reassign parkade stalls based on the following priority criteria requirements:
 - Owners with a physical disability.
 - A parking stall for the unit cannot physically accommodate a vehicle, or the vehicle is unable to safely reach the assigned parking spot without damage to the parkade or to common property. In both of these cases the final determination will be made by maintenance services staff who will evaluate accessibility. The owner must make alternate parking arrangements until such time as the reassignment can occur.

Notice Requirements for the Reassignment of Parking Stalls:

- The Operations Coordinator will provide the following notice prior to the reassignment of a parking stall:
 - **No Notice.** A recent sale where the stall has been vacated and the new owner has not yet moved into the building.
 - **Notice Negotiable.** Owner whose suite is their primary residence however does not have a vehicle. Notice negotiable.
 - **Two-week Notice.** A recent sale where the stall has not yet been vacated but move is planned.
 - **Two-Week Notice.** Tenant occupied suites.

- **Two-Week Notice.** Owner whose suite is their primary residence, where their assigned stall is required for a resident meeting a priority criteria requirement.