



Parking Rules & Regulations Mount Davisville Properties



General

These rules are effective immediately and are subject to change without notice when necessary to facilitate the parking program. The rules apply to all parkers and all parking areas. Changes or modifications to these rules will be announced by emailing all valid parking pass holders.

- The parking enforcement officers are authorized by Taft Management to enforce the rules and regulations of any policies, and regulations regarding parking
- If you have questions, concerns or inquiries you can contact Taft Property Management via e-mail at pata@taft-forward.com or maxc@taft-forward.com
- All passes issued are valid ONLY for the designated parking lot.
- Violations of the rules, regulations and policies may result in ticketing and/or towing of the vehicle at the vehicle owner's risk and expense. In addition, passes may be immediately suspended, and parking privileges may be terminated

Liability Disclaimer

Parking charges are for the use of the parking space only. The operator and the landlord, its officers, agents, employees, successors and/or assigns assume no responsibility whatsoever for any and all losses, damages or expenses due to fire, theft, collision, mechanical defects or any act, error or omission to the vehicle or its contents however caused. Parkers are reminded to remove all valuables from the vehicle.

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The pass is for the sole use of the parker identified on the monthly parking application. The pass is non-transferable and is the sole property of Mount Davisville Properties. Once assigned to a parker, the pass is not to be lent or otherwise provided to any unauthorized individual for the purpose of parking his/her car. Fraudulent use of the pass shall result in immediate termination of parking privileges without adjustment.

A fee of \$25.00 plus HST for the pass is required at the time of issuance. The pass **MUST** be returned immediately upon cancellation of parking privileges.

Any damaged, lost or stolen parking passes will be the Tenants' responsibility to obtain another parking pass from Taft Management. A fee of \$25.00 plus HST will be required.

To terminate the monthly parking and parking pass, Tenants are required to provide one calendar month's advance written notice to Taft Property Management.

Parking charges plus applicable taxes is payable in accordance with the terms and conditions of your lease agreement.



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Parking charges will continue until the Tenant gives one calendar month's written notice of termination (calendar month is from the 1st day of the month to the last day of the same month). Once the parking rental agreement is terminated, the re-rental rate will be subject to an additional \$10 plus market rate or the last rental rate whichever is the higher amount, plus applicable taxes. The additional fee will be applicable for any parking spots re-rented during a six-month period.

Tenants are subject to the terms and conditions displayed on all signs within the parking facility and along with any other conditions provided by Taft Management.

Valid parking passes are only valid for parking designated/unreserved parking by Taft Management.

The Tenant may not assign or transfer this agreement without the prior written consent of Mount Davisville Properties and Taft Management.

Parking rates are subject to change with one month's written notice.

Mount Davisville Properties reserves the right at any time and from time to time to refuse parking at the tenant's normal location. Taft Management will use its reasonable best efforts to relocate the tenant to another available location if the tenant's normal location is unavailable.

Parking charges are for the use of a parking space only. Mount Davisville Properties and Taft Management are not responsible or liable for any injury, death, property damage, theft or disappearance occurring in, on or about the parking facility to the tenant or anyone claiming under or through the tenant. Furthermore, it is the sole responsibility of the motorist to ensure that his/her vehicle is driven in a safe and proper manner while entering, exiting, or moving through the parking facility.

Any vehicle parked illegally in a designated parking stall and/or restricted parking area, blocking another vehicle, parked in a designated aisle, loading area or represents an unsafe condition, the vehicle will be tagged and/or towed at the vehicle owner's expense.

Reserved parking spots are only to be allowed to be used by authorized persons.

All Parkers must first register for parking at:

<https://www.taft-forward.com/parking>

Any modifications to parking pass vehicle information (Make, Model, License Plate & Colour) must be registered within 48 hours of the issuance of the new license plates.

No propane-powered vehicles are permitted in the underground garage.

No washing or repairing of automobiles, or filling of grease, oil or gasoline shall be carried on in the parking facility.

No animals are to be restrained or left unattended in an automobile in the parking facility.

No overnight parking.

Unauthorized vehicles found in the parking facility will constitute trespassing and such



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vehicles may be towed from the premises at the vehicle owner's risk and expense.

Parker's Responsibility

Height Restriction

The parker agrees that they will not attempt to park any vehicle that exceeds the height clearance of this parkade. The parker accepts liability for any resulting property or asset damage caused by attempting to access the facility with a non-compliant vehicle.

Accidents

Accidents involving a vehicle resulting in personal injury, damage to property or theft must be reported immediately to the appropriate authorities (Police, Fire Dept, etc) & Taft Management by phone at (416) 482-8001 or by email to pata@taft-forward.com and/or maxc@taft-forward.com

Finding Authorized Space

Unreserved Parking pass holders have the responsibility of finding a valid unreserved parking space. A valid parking space is constituted as being unmarked and free of Reserved Parking Sign. Lack of parking space, mechanical problems, construction conditions or other potential detriments are not considered valid excuses for violations of traffic and parking regulations. If there are no spaces available, please contact Taft Management and other arrangements will be made.

Space Availability

A parking pass does not guarantee a holder a parking space, but only an opportunity to park within a specific area or areas.

Vehicles must be parked in a valid parking space. Vehicles that occupy more than one parking space in violation of the rules may be issued a ticket, and parking privileges may be temporarily or permanently terminated.

Permit Ownership

A parker may purchase only one pass in his/her own name which constitutes only one (1) valid, reserved or unreserved parking space. A pass may not be transferred to any vehicle registered by the pass holder. The individual who purchases the pass will be responsible for parking violations by any vehicle bearing the pass. A pass signifies an individual who has been granted the privilege of parking.

Multiple Vehicles

Parkers may register more than one vehicle license plate on a pass. Only one of the registered vehicles may be parked at any given time. If more than one registered vehicle is found parked, both vehicles are subject to parking privileges being immediately revoked.

Speed Limit

The speed limit for this parking lot and areas within the property is 10 km per hour, or as otherwise posted. No parker shall operate a vehicle in the parking facility in excess of the speed limit. Please drive slowly to ensure everyone's safety.

Replacement Parking Pass



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Lost or misplaced passes will result in a fee of \$25.00 plus HST and a processing period of up to 3 business days. If a lost or misplaced pass is found, please return to Taft Management office.

Termination of Parking Privileges

Parking privileges may be terminated immediately for any of the following reasons:

- a. Upon receiving the third (3rd) warning for minor offences
- b. Parking fees are not received within 3 days of the due date
- c. Unauthorized subletting of parking spaces
- d. Parking an unregistered vehicle without written approval
- e. If more than one of the registered vehicles is parked on site at the same time
- f. Parking in a restricted, designated, accessibility or unauthorized area
- g. Not abiding by the Parking Rules & Regulations
- h. Tailgating

Notices & Towing

A vehicle may be given notice or towed away at the vehicle owner's risk and expense for any of the following reasons:

- a. Parking in unauthorized area
- b. Parking in a fire route, laneway or loading zone
- c. Parking in more than one space
- d. Storage of vehicle
- e. Oil or gas leak
- f. More than 3 issue warnings
- g. Unauthorized use of parking facility

Towing charges must be paid by the parker before parking privileges are reinstated.