

Parking Space Lease Agreement

Bridgerland Meadows Homeowners Association, Inc., as Lessor, does hereby lease to _____ as Lessee the parking space identified as _____ which space is located within the Bridgerland Meadows development (southwest side).

Pursuant to this lease the parties agree as follows:

- 1. Annual Lease.** Parking leases will be on an annual basis from September 1 to August 31. Lessee's parking lease will automatically renew for a subsequent year provided payment for the upcoming year is made on or before the first day of August prior to the upcoming lease period. Payments shall be mailed to Bridgerland Meadows HOA, P.O. Box 6516, North Logan, UT 84341. The initial lease amount will be \$120.00 for the year. Lease amounts may be increased for a subsequent lease period provided the increased lease amount is determined by the first day of July prior to the upcoming lease period. Lease rates shall be available upon request after July 1. The cost of a lease beginning after September 1 will be prorated for the remainder of the annual lease period and renewed for the full annual amount in subsequent lease periods provided full payment is timely made. All payments made are nonrefundable.
- 2. Monthly Payments.** Monthly payments will be accepted from Lessee for a \$5.00 monthly processing fee. The initial monthly payment must be received prior to Lessee being granted a permit and subsequent months must be paid prior to the beginning of the month for which the payment is made. Payments shall be mailed to Bridgerland Meadows HOA, P.O. Box 6516, North Logan, UT 84341. If payment is not made prior to the beginning of the month, Lessee's permit will be void and Lessee's parking privileges revoked. Lessee may be fined, booted, or towed for parking in their assigned stall after failing to pay.
- 3. Permit Fee.** Lessee will pay a \$25 permit fee at the beginning of the lease term which amount will be refunded at the end of the lease term if lessee chooses not to renew the lease, provides notice of nonrenewal 30 days prior to the end of the lease term, has not caused any damage to the parking stall or surrounding areas, and the permit is returned. Lessee's parking permit comes with one sticker. A second sticker may be issued for an additional five dollars.
- 4. Application Documents.** Lessee must provide a current vehicle registration and driver's license at the time of application and, if not a Bridgerland Meadows property owner, a copy of Lessee's rental agreement to verify residency within Bridgerland Meadows. Lessee shall provide updated information upon request.
- 5. Assigned Stall.** Lessee may only use the parking stall leased by them. Each stall will be separately identified. Lessee may be fined, booted, or towed if they park in a stall that is currently leased by another person or designated for lease. Vehicles parked in a permit spot without a permit will be booted and/or towed at the vehicle owner's risk and expense. Lessee may transfer their parking permit provided the transferee provides the documents originally required of the Lessee herein, signs a lease agreement, pays a \$25.00 permit transfer fee and pays the refundable \$25.00 permit fee.

6. **Temporary Permit.** If Lessee finds that another individual has parked in their leased stall, Lessee may call the booting company and receive a temporary parking spot until the vehicle in Lessee's spot is moved.
7. **Permitted Vehicles.** Only registered, insured, operable, road-legal vehicles which fit within the stall may be parked in leased stall. Lessee may not use the leased parking stall for storage of vehicles, trailers, equipment or other items.
8. **Risk of Damage or Loss.** Lessor is not responsible for damage to or loss of Lessee's vehicle or any of the vehicle contents. Lessor is not responsible for monitoring the parking stalls and is not responsible for the conduct of others in the parking area. Lessee may be held responsible for any damage to the leased parking stall or surrounding areas which is caused by Lessee or Lessee's vehicle including but not limited to excessive automotive fluid leaks.

Executed and Agreed to on the date listed below.

Lessee:

Print Name: _____ Signature: _____ Date: _____

Lessor:

Bridgerland Meadows Homeowners Association, Inc.

By: _____ Signature: _____ Title: _____