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.

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. Payments shall be mailed to Bridgerland Meadows HOA, P.O. Box 6516, North Logan, UT 84341. The initial lease amount will be $240.00 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 August prior to the upcoming lease period. Lease rates shall be available upon request after August 1. The cost of a lease beginning after September 1 will be prorated for the remainder of the annual lease period.

2. **Permit Fee**. Lessee will pay a $50 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.

3. **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.

4. **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.

5. **Snow Removal**. Lessee is responsible for removing snow from his/her parking stall. It may be shoveled into the roadway for the snowplow to remove.

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. Only one light passenger vehicle may be parked in each assigned stall with the exception of street legal motorcycles which may park 2 to a stall.

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: _____

Parking Spot Policy and Process

Residents of Bridgerland Meadows are guaranteed 2 parking stalls, inside their garage. Additional parking stalls may be rented from the HOA on a first come first served basis.

To request a stall, a resident must fill out a request form and submit it to the HOA secretary. This process ensures an accurate wait list.

Once a stall becomes available, the next individual on the wait list will be contacted. They will be given 7 days to fill out the space rental paperwork before the stall is offered to the next individual on the wait list.

*Stall rentals are a one-time payment of $240 and the contract runs from September 1st to August 31st of the following year. Renters who need to break this contract early may receive a refund up to half ($120). That is $20 per month up to 6 months depending on the time left on the contract. No refund will exceed $120 even if there are more than 6 months left on the contract.

*A $50 refundable deposit must be paid up front and will be returned upon breaking the contract, completion of the contract, or may be carried over to the next contract year.

*Individuals who currently have a stall receive priority as long as renewal paperwork is submitted on or before August 28th. Failing to do so will result in being put at the bottom of the wait list.

*Individuals who begin their contract after September 1st will be charged a one-time payment equal to $20 per month for each remaining in the contract year. These contracts will still expire on August 31st.

*Contract prices and refunds are based on full months. For example beginning a contract September 15th will still cost $240.

*Households requesting more than one additional parking stall may petition to be put on the wait list again after September 1st.

*Residents who have delinquent HOA fees will not be considered for stall rentals.

* Contracts come with one sticker tag. Additional permit stickers can be purchased for $5 each. You may park different vehicles in your assigned spot but each vehicle that parks there must have a permit sticker that corresponds with that spot. The sticker color will change every year so new stickers must be obtained by September 1st as the color from the previous year will no longer be valid.

Request for Stall Rental

Date: _____ Wait List #: _____

Resident's Name: _____

 Address: _____

Phone: _____

Email Address: _____

Stall available on (Date):_____

Resident contacted (via phone/email) Date: _____

Rental Contract

_____   Contract Period: _____ thru August 31, 20_____.

_____ $50 Deposit

_____ $_____one-time payment

           $_____ Total Due

Payment Received: _____ (HOA Rep Initial)

Contract Broken (Date):_____

Refund Amount Due: $_____

Check #:_____

HOA Representative Initials: _____