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DT: June 19, 2006

TO: ALL RESIDENTS
VANGUARD LOFTS CONDOMINIUM ASSOCIATION

RE: GUEST PARKING SPACE

FR: Loretta Wheeler, Property Manager *LW*

Some Residents/guests are not adhering to the rules that are posted over the guest parking spaces pertaining to the use of those parking spaces. The rules posted clearly state that you must get approval from management, if you are going to be parked there over 24 hours. The Board and Management have witnessed vehicles parked on the lot for over forty- eight hours without being moved. The vehicle will leave and return again a day or so later and do a repeat. Most of the time, contractors do not have a place to park because of the same Residents abusing the Rules.

In all fairness to Residents, the Board has adopted the following Resolution:

On the 1st violation, of the twenty-four hour restriction noted above, a notice will be placed on the vehicle and the vehicle plate, make and model will be recorded with management.

On the 2nd violation, a sticker will be placed on the vehicle. This sticker will advise you that you are going to be towed if the vehicle is not moved within a 24 hour period or if the vehicle is parked over the twenty- four hour limit again. The vehicle will be registered as a violator. There is no time limit between the 1st, 2nd or 3rd violation.

On the 3rd violation, the vehicle will be towed at the owner's expense without any further notice. In addition to being towed, the unit owner of the unit that the person is visiting will be fined \$50.00.

It was hoped that such drastic measures, would not have to be taken. However some Residents left the Board no other choice due to the disregard of rules regarding the guest parking.

Any questions, please call me.