



# Pernicano Realty and Management

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## PARK VILLAS NORTH HOMEOWNERS ASSOCIATION PARKING SPACE RENTAL AGREEMENT

Renter's Name: \_\_\_\_\_ Building & Unit # \_\_\_\_\_

Mailing address: \_\_\_\_\_

I am the: Owner \_\_\_\_\_ Tenant \_\_\_\_\_ E-mail \_\_\_\_\_

Space # Assigned: \_\_\_\_\_ Phone # \_\_\_\_\_ Rental Fee: \$40.00/month

Park Villas North Homeowners Association, herein after known as "Lessor" agrees to rent the parking space identified above to \_\_\_\_\_, herein known as "Lessee", subject to the following terms and conditions:

1. Rental parking fee is payable in advance on the First (1<sup>st</sup>) of each month.
2. The rental parking fee is due on or before the 1<sup>st</sup> of the month and delinquent after the 15th day of the month. If payment of rental parking fee is received after the 15th of the month, fee must include a late charge equal to the rental parking fee. If payment is not received by 5pm on the 15th of the month, the ADDITIONAL PARKING SPACE RENTAL AGREEMENT shall be voided and the parking space shall be reassigned. Failure to pay the monthly rental fee for whatever reason, is sufficient cause to terminate the ADDITIONAL PARKING SPACE RENTAL AGREEMENT.
3. This agreement is an "At Will" agreement, subject to immediate termination by Lessee or by Lessor upon any of the following events:
  - a. The Lessee is more than 15 days late with any payments due to the Lessor for HOA assessments, extra parking rental fees, fines or any other monetary obligation.
  - b. Vehicle is causing damage to the common areas.
  - c. A bounced check
4. This agreement is subject to all the applicable provisions contained in the Park Villas North Rules & Regulations, of which the Lessee has received and read a copy thereof/or has provided the Lessee's Unit occupants with such a copy.
5. None of the following is allowed within the rented space: a) Storage of vehicles; b) Non-emergency vehicle maintenance; c) parking of any vehicle other than an automobile, SUV, truck used for personal transportation or motorcycle; d) Backing into spot; e) Tandem parking; and/or f) vehicle without current, valid registration sticker.
6. Lessor is not responsible for any theft of vehicle, contents or any vehicle damage.
7. In the event an unauthorized vehicle is parked in the above referenced space, it is the Lessee's sole responsibility to demand, arrange and sign for towing or removal.
8. The Board of Directors can change or cancel this agreement at anytime for any reason.

This ADDITIONAL PARKING SPACE RENTAL AGREEMENT is valid on a monthly renewal basis and I have no lasting claim to the parking space. It is not deeded to my unit. I may not switch my parking space with any one else.

It is my responsibility to maintain all of my current contact information with the Property Manager.

Signature of Lessee \_\_\_\_\_ Date \_\_\_\_\_