



VIRGINIA MANSIONS CONDOMINIUM

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ADDENDUM FOR UPGRADING PARKING SPACES

ADOPTED MAY 10, 2013

WHEREAS, Section 11 of the Declaration of Condominium grants council the sole and exclusive right to assign to any Resident Unit Owner, his heirs, successors and assigns the privilege to use one or more portion of the Common elements designed for the parking of motor vehicles, and

WHEREAS, Declaration of Condominium further states that each Resident Unit Owner shall have the right to use one (1) parking space, and:

WHEREAS, in addition to the covered and permit only spaces, there are parking spaces which are not under cover or restricted by permit (the "open spaces"), these are for use by owners and visitors, and:

NOW THEREFORE, the Council of Virginia Mansions Condominium, does hereby adopt the following Rules and Regulations governing the allocation of parking spaces at Virginia Mansions Condominium in compliance with the condominium by-laws.

A waiting list, categories of which are listed below, for east and west resident owners who wish to upgrade will be kept in the condominium office:

- A. Resident owners currently with covered upper spaces who wish to upgrade.
- B. Resident owners with terrace covered spaces who wish to upgrade to an upper level covered space.
- C. Resident owners who do not have assigned parking spaces and wish to be placed on the waiting list.

Any resident owner who is presently occupying a space and wishes to upgrade will be given an opportunity for two (2) refusals of offered spaces. After two (2) refusals, the resident owner will be placed at the bottom of the respective list.

The Board reserves the right on a case by case basis, to make exceptions to the Rules and Regulations. A three person committee will be making all reviews and recommendations.