

SUNDIAL LODGE CONDOMINIUM OWNERS ASSOCIATION AMENDED PARKING GARAGE RULES AND REGULATIONS

The following Amended Parking Garage Rules and Regulations (these “Parking Rules”) were duly adopted by the Sundial Lodge Condominium Owners Association (the “Association”) Management Committee at a regular meeting of the Management Committee held on October 6, 2023, to regulate the use of the Sundial Lodge Parking Garage as Common Areas and Facilities. Unless otherwise defined herein, capitalized terms are defined in the Declaration of Condominium for Sundial Lodge at The recorded with the Office of Recorder for Summit County, Utah on December 15, 1999, as Entry No. 00555290, as heretofore amended (the “Declaration”). These Parking Rules supersede and replace the prior Sundial Lodge Condominium Parking Garage Rules and Regulations dated November 6, 2013. Unless defined herein, capitalized terms are defined in the Declaration.

1. Paid Parking Service. Because parking is at a premium within Canyons Village, the Association, consistent with the provisions of the Utah Condominium Ownership Act, has determined that it is appropriate to utilize part of the Sundial Lodge Parking Garage to generate revenue to help defray common expenses for all Unit Owners. Accordingly, commencing on November 1, 2023, the Sundial Lodge Parking Garage will be subject to a paid parking service. Notwithstanding, each owner will be provided with one free parking pass per residential unit. All residential parking is on a first-come, first-serve basis. A map of the Parking Garage identifying commercial allocated and vendor parking is attached to these Rules.
2. Parking Permit Display. All vehicles parked in the Sundial garage are required to display valid parking tag or pay for parking. One (1) new parking tag will be issued for each Residential Unit. The Unit Owner may request either a hanging tag or a static cling sticker for the vehicle windshield. All other parking is available as a paid service. All previously issued owner permits will be invalid as of November 1, 2023.
3. Transition Parking Period. To facilitate the change to the paid parking service, there will be a guest parking period through initial paid parking transition for lodging guests that have previously booked reservations at Sundial Lodge as of October 6, 2023. Owners and any applicable rental management agencies will be required to submit a list of qualifying reservation details to the Association’s manager prior to October 20, 2023 to receive a parking permit for those future stays. The reservation details submitted must include the guest name, lodging dates and unit number assigned. There will be no credit or otherwise waiving of parking fees for future guest stays that are not submitted to the Association’s manager by the deadline.
4. Paid Parking Rates. Parking rates may adjust seasonally. Commencing November 1, 2023, parking fees will be \$10 per night for off-season parking and \$25 per night for peak season parking. Seasons established as Off-Season (April 16-December 14) and Peak-Season (December 15-April 15). Rates and seasonal dates are subject to change.

5. Assignment of Unit Parking Tag. A Residential Unit Owner may assign their Unit's parking tag to a guest or tenant by physically transferring their Unit's parking tags/sticker to that guest or tenant. In such case, further parking in the Sundial Lodge Parking Garage by the Owner would be on a paid basis.
6. Vendor Parking. Vendors operating in the building must be registered in advance with the Association's manager to receive a limited amount of parking tags for parking in designated vendor parking area. Vendors parking in other designated parking spaces are subject to parking violations and fines. Vendors in violation of parking restrictions with unpaid fines will lose onsite parking privileges. No overnight vendor parking. For replacement vendor permits a \$100 fee will apply.
7. Guests/Short Term Renter Parking. Every short-term guest/nightly renter staying at the Sundial Lodge must pay to park in the Sundial Lodge Parking Garage unless the Unit Owner wishes to manage sharing their parking pass and retrieve it. Guests/tenants may use Unit's parking pass (if transferred to them by the Unit Owner) or be subject to paid parking.
8. Lost Unit Parking Tags. Owners are responsible for tracking their owner parking tags and for notifying their guests, tenants, visitors, and vendors of these Rules and Regs. A fee of \$75 will be charged to replace any lost parking permit for a first time in one calendar year. Subsequent passes in a calendar year will be replaced for \$150 each. Once reported as lost, a parking tag will no longer be valid.
9. Other Parking Restrictions. Absolutely no parking is permitted for trailers, boats, snowmobiles, RVs, watercraft, other recreation-type vehicles, or oversized vehicles in the Sundial Lodge Parking Garage. All parked vehicles must be parked in the designated parking stalls between the marked stall lines. Due to limited available parking, vehicle storage is not permitted. Parking is exclusively for active stays at the Sundial Lodge.
10. Parking Enforcement. Parking within the Sundial Lodge Parking Garage will be monitored multiple times daily and violations will be issued as parking fines by the parking services vendor. In addition, the Association may assess fines to unit owners for violations of the Rules and Regulations. First violation \$100. Second violation in 12-month period - \$200. Subsequent violations \$300. Repeat offending vehicles are subject to boot by the Association. A boot release fee of \$200 will apply. The fee is subject to change and is separate from rule violation fees.