

Collect Associates



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Bridgeport & New Haven areas
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Fax (203) 924-8758

DATE: January 15, 2008
TO: All SRCA Unit Owners / Tenants
FROM: Bob Pagliaro, Property Manager
Re: New Motor Vehicle Rules and Regulations

Dear SRCA Resident:

The Board of Directors has approved the revised Motor Vehicle Rules and Regulations for SRCA and certain new rules and procedures requiring registration and identification of vehicles parked on SRCA property.

Effective January 15 2008, all SRCA residents will be required to register their vehicles with us. Attached is a Vehicle Registration Form to be filled out and returned to us. Please note that the word "Residents" on the form includes unit owners or their legal tenants or other residents of an SRCA unit.

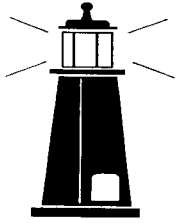
Once a Resident has properly completed and submitted a Vehicle Registration Form, we will issue to that Resident a Vehicle Registration Sticker for each registered vehicle. These stickers must be placed in the rear window (driver's side) of the registered vehicle. No more than two (2) Vehicle Registration Stickers will be issued for any unit.

In addition to Vehicle Registration Stickers, we will also issue two visitors' passes per unit. Both the Vehicle Registration Stickers and the visitors' passes will be color coded to correspond to designated unit locations and types. We will provide a schematic of the color coded parking areas when we issue the Vehicle Registration Stickers and visitors' passes.

Please read carefully the attached Motor Vehicle Rules and Regulations and return the attached Vehicle Registration Form to us no later than March 15, 2008. Vehicles which are not registered by March 15, 2008 will be considered in violation and subject to all of the remedies listed.

The Board feels strongly that vigorous enforcement of these rules is necessary to curb recurring and ongoing abuses. We therefore look forward to everyone's cooperation in implementing and complying with these new rules and procedures.

Pagliaro Inc. d/b/a Collect Associates
- Professional Collection Services -
Property Management • Rent Receiverships



SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.
West Walk, West Haven CT 06516

MOTOR VEHICLE RULES AND REGULATIONS

Effective January 15, 2008

The Motor Vehicle Rules and Regulations set forth below replace and supercede all prior SRCA Motor Vehicle Rules and Regulations.

According to our bylaw #27 – MOTOR VEHICLES; PARKING:

The following rules shall apply to all areas of SRCA Property:

- (a) No parking in fire lanes, yellow curb or "NO PARKING" areas;
- (b) No speeding or dangerous driving within SRCA Property;
- (c) No double parking;
- (d) No motorcycles or mopeds parked in unnumbered spaces;
- (e) No blocking of dumpsters;
- (f) No parking of trailers, boats, campers, full size vans and trucks, mobile homes, vehicles carrying signs advertising a business or municipality, jet skis or commercial vehicles;
- (g) No car repairs allowed in the parking areas;
- (h) No motorized vehicles are allowed on the sidewalks or promenade;
- (i) No long term parking/storage in unnumbered spaces;
- (j) All vehicles must be parked front end in;
- (k) Vehicles must be parked in assigned numbered spaces;
- (l) Vehicles must have current legal registration;
- (m) Vehicles must be parked within designated lines;

- (n) Residents shall not disturb the peace by unnecessary horn blowing, a faulty muffler system, gunning the engine, stereo playing too loud or other noise conditions that would both other Residents;
- (o) Residents should not warm up engines for extended periods while parked in front of Units in consideration of other Residents;
- (p) Vehicles shall not stain pavement with oil or antifreeze leaks;
- (q) Each unit is limited to two vehicles;
- (r) Vehicles which are not operational or properly equipped for travel on public roads or highways may not be parked on the property. Violations of this SRCA Rule may result in towing of the vehicle at the owner's risk and expense and/or Unit owner will be fined for each day any of the above Violations go uncorrected.

New Rules and Regulations

1. All SRCA Residents must register their vehicles with the Property Manager. The Property Manager will provide all Unit Owners with a Vehicle Registration Form. Unit Owners are responsible for ensuring that their tenants or other legal residents of their units submit property completed Vehicle Registration Forms to the Property Manager and otherwise comply with these Rules and Regulations. For purposes of these Rules and Regulations, a Resident is an SRCA Unit Owner or any legal tenant or resident of an SRCA Unit.
2. The Property Manager will issue a Vehicle Registration Sticker for each properly registered vehicle but no more than two Vehicle Registration Stickers will be issued for any unit. Vehicle Registration Stickers must be placed in the rear window (driver's side) of Residents' registered vehicles. Vehicle Registration Stickers will be color coded to correspond to designated unit locations and types.
3. In addition to Vehicle Registration Stickers, Residents will be issued two Visitors' Passes, also color coded. Residents are responsible for ensuring that their visitors display a Visitor's Pass in the front window of the visiting vehicle and that their visitors park in designated unnumbered spaces corresponding to the color code for the Resident's unit. Residents will be provided with a schematic of the unnumbered spaces corresponding to their unit's color code. Visitors may also park in a Resident's numbered space as long as neither the visitor nor the Resident violates the rules and regulations.

4. Residents who plan to be away for more than 72 hours must notify the Property Manager if they will have a registered vehicle parked in an unnumbered space during that period. Vehicles should NOT be parked in an unnumbered space if a Resident's numbered space is available during the Resident's absence. Residents must also notify the Property Manager of any long term visitors (more than 72 hours) who will be parked in their numbered space or in an unnumbered space.

5. VIOLATION OF ANY OF THE ABOVE RULES AND REGULATIONS IS SUBJECT TO A FINE OF \$20.00 PER VIOLATION AND/OR TOWING AT THE UNIT OWNER'S EXPENSE. Residents should report violations to the Property Manager or his designee. The Property Manager or his designee will take appropriate action to remedy any violations, including having notices placed on the front windows of violating vehicles or arranging for vehicles to be towed, and will keep records of all violations. Only the Property Manager is authorized to order towing of a vehicle that is in violation of these Rules and Regulations.



SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.
West Walk, West Haven CT 06516

VEHICLE REGISTRATION

The Board of Directors and the Management Company are updating the database for Savin Rock Condominiums.

In an attempt to accomplish this, the Board is requiring that **ALL** residents register their vehicles (including motorcycles) with the management company.

All registration forms must be returned immediately to:
Collect Associates, 392 River Road, Shelton, CT 06484

The owners of the unit must report changes in tenants and/or vehicles immediately.

Please complete and return the form below:

SAVIN ROCK CONDOMINIUMS – VEHICLE(S) REGISTRATION FORM

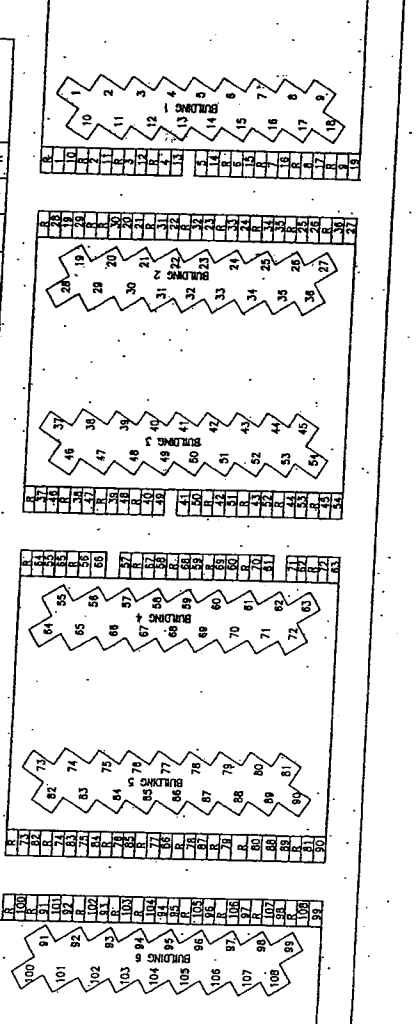
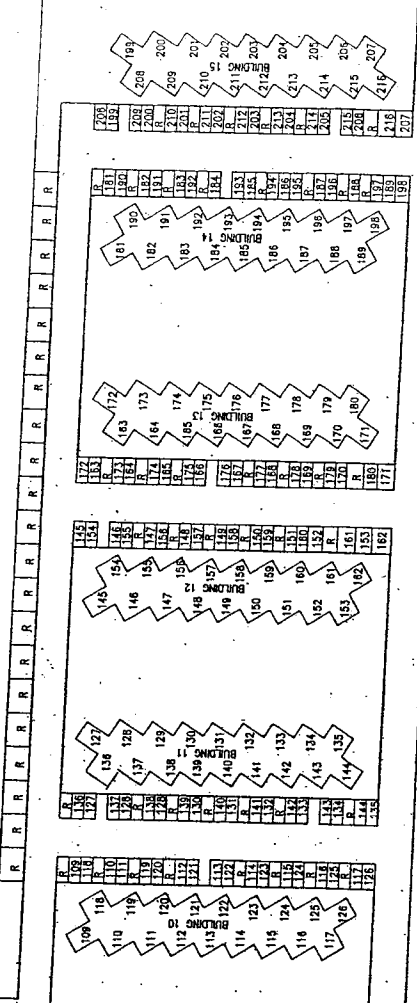
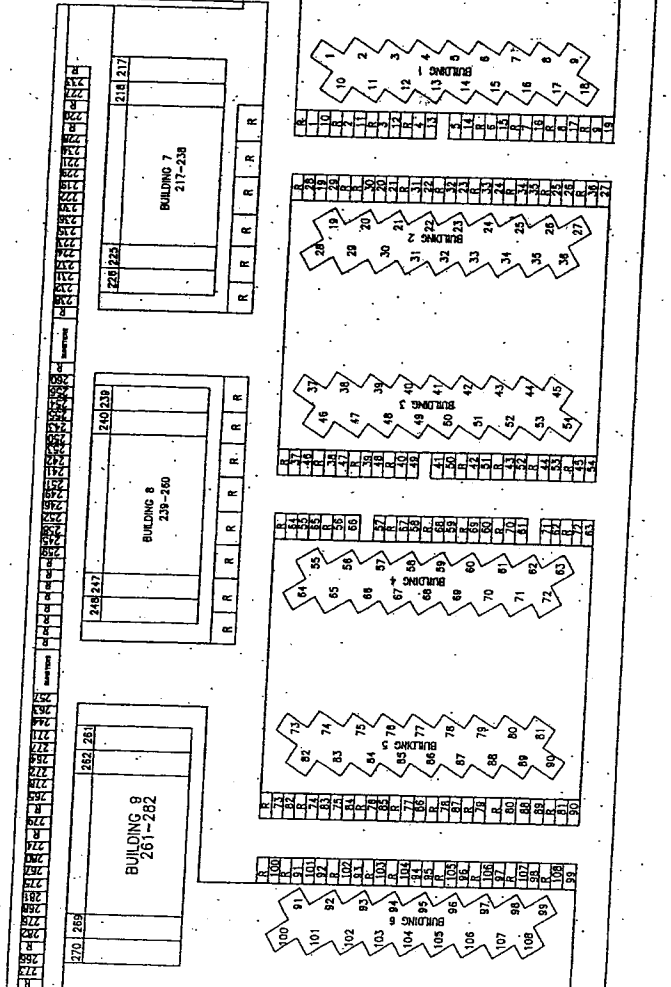
Date _____ Name: _____ Unit # _____

<i>Vehicle Year</i>	<i>Make</i>	<i>Model</i>	<i>Color</i>	<i>Plate #</i>

****Please note:** Due to insurance regulations, only **FULLY INSURED**, legally roadworthy vehicles can be parked at Savin Rock Condominiums. All others will be towed at the owner's expense.

Thank you for your attention to this matter.

TOTAL PARKING SPACES- 425
 NUMBERED PARKING SPACES- 282
 RESIDENT PARKING SPACES- 143



NOTICE OF MOTOR VEHICLE VIOLATION

This is a notice that you have violated one of the following SRCA Motor Vehicle Rules and Regulations. Violations which have not been corrected after the first warning are subject to a fine of \$20.00 per violation and/or towing at unit owner's expense.

Violations Number(s) _____

1. Vehicle not registered at the management office.
2. Guest vehicle does not have parking permit displayed.
3. Guest not parked in unnumbered space.
4. Owner/Renter did not park in assigned space overnight.
5. Trailer, boat, camper, full size van or truck, mobile home, vehicle carrying signs advertising a business or municipality, jet ski or commercial vehicle parked on SRCA property.
6. Motorcycle or moped parked in unnumbered space.
7. Not parked front end in.
8. Parked in fire lane, yellow curb or no parking area.
9. Speeding within SRCA property.
10. Double parked.
11. Blocking dumpster.
12. Parking longer than 72 hours in unnumbered space (must obtain long term parking permit from Management for vacation or emergency for 2nd car).
13. Vehicle does not have current legal registration.
14. Vehicle not parked within designated lines.

Date Issued _____ License Plate # _____ Unit # _____