MISSION RIDGE
CONDOMINIUM ASSOCIATION

10250 CAMINITO CUERVO • SAN DIEGO, CA 92108 • PHONE (619) 584-4094

HILL PARKING AGREEMENT

1. The term of this tenancy shall commence on _____20__ and shall continue on a month-to-month basis unless otherwise terminated by either party.

2. The Hill Parking fee is the sum of $50.00 per month. The fee will be charged to your HOA account and is due on the first day of each month. Fee must be paid in full and no partial payments will be accepted. A late charge, not to exceed $10.00, will be applied as additional rent if the HOA's assigned agent does not receive the payment by the end of the 15th calendar day after the date this agreement is executed or the date by which further payments are due.

3. Tenant may park in the parking space identified on the Hill Parking Permit and only in that specific parking space as marked on the hill. Tenant does have exclusive control of the parking space during the term of this agreement. The provisions of this paragraph do not alter the release of the HOA's liability set forth in paragraph 10 and does not constitute any admission that Tenant's stored property has any value whatsoever.

4. Tenant must provide, at the end of this document, the specific license plate number of the vehicle that will be parking in the space. This, and only this, vehicle will be allowed use of the parking space. Vehicles parked in the space must adhere to the rules applying to vehicles parked in Mission Ridge property as defined in the Rules and Regulations.

5. Any vehicle parked in the space other than that identified in this document will be towed immediately.

6. At the HOA's sole discretion, Tenant's access to the parking space may be conditioned in a manor deemed reasonably necessary by the HOA to maintain order and protect the security of the property.

7. Tenant accepts the parking space as being in good condition and will pay HOA for repairs necessary due to negligence or misuse while under Tenant's control.

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8. Tenant may not, in any form, alter the inside or outside of the parking space.

9. With 15 days, written notice by the HOA or the Tenant to the other will terminate the tenancy. The parking space must be left in good condition. Tenant is responsible for all damages to the parking space.

10. Tenant will indemnify, hold harmless and defend the HOA from all claims, demands, actions, or causes of action (including attorney's fees and all costs whatsoever) that are hereafter made or brought about by others as a result or arising out of Tenant's use of the parking space, including claims for the HOA active negligence.

11. Tenant for him or herself and their agents, guests, licensees, invitees releases the HOA and its agents, employees, and assigns from all liability whatsoever arising out of the tenancy hereby created, including liability from negligence. This release of liability extends to all property damage or loss, physical injury, or death. It is the intent of the HOA and the Tenant that because of this release the vehicle is parked and space is used at the Tenant's sole risk. Tenant acknowledges that the HOA has made no warranties or guarantees regarding security of the parking space or the facility from theft, fire, water, earthquake, weather, rodents, insects, or other hazards of any kind. Tenant further agrees that this release of liability is a bargained for condition of the rent set forth herein and that were the HOA not released from liability as set forth here, no space would be rented.

By placing Tenant's initials here _____ Tenant acknowledges he / she has read, understands, and agrees to this paragraph.

12. HOA does not provide insurance covering Tenant's property. Tenant acknowledges insurance is available from independent insurance companies to protect Tenant in the event of theft, damage, or destruction. Tenants should check with their insurance company to insure their current coverage extends to the property.

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This agreement is hereby executed on date_____ , 20___

Name: _____

Address: _____Caminito Cuervo San Diego, CA 92108

Telephone #:_____

I, _____ (Tenant) hereby rent from Mission Ridge Homeowner's Association (HOA), those certain premises described as: Hill Parking Space identified as space # _____ herein referred to as "parking space" pursuant to the terms and conditions of this agreement.

_____ _____

Tenant HOA Representative

VEHICLE LICENSE PLATE #_____