

# AMERICAN MEADOWS CONDOMINIUM ASSOCIATION

HR 2017 08 07

## PARKING POLICIES

For the health, safety, welfare, comfort, and convenience of all residents, the board deems it necessary and desirable to establish rules to carry out the provisions in the condominium instruments regarding parking therefore the following rule is adopted:

### A. Parking passes are required:

1. Any vehicle parked on American Meadows Condominium grounds must bear a properly displayed parking pass.
  - a. A parking pass must be hung on the inside rearview mirror so it is easily observed from outside the vehicle. If it is not possible to display a parking pass by hanging it from a rearview mirror the parking pass may be displayed by placing it on the dashboard in front of the steering wheel so it can easily be seen and read from outside of the vehicle.
  - b. Any vehicle parked in the project without a parking pass properly displayed, easily observed from outside the vehicle, is subject to immediate impound at the vehicle or unit owner's expense and/or fines.
  - c. **It is the owner's responsibility to ensure parking passes can be readily seen and read from outside the vehicles, day or night.** If a parking pass cannot be readily seen from outside the vehicle for any reason, including partially covered up by anything, or heavily tinted windows the vehicle may be impounded and the unit owner may be fined.
2. Outside (common area) parking in the project is limited to one standard passenger type SUV, sedan, minivan etc., at a time, from any one unit. Except for the south-side of the common area for units 7640 - 7646 and 7660 - 7666 which may only park in the area in front of their garage doors and are limited to two vehicles parked in front of each unit garage door. Only vehicles that can be completely parked in a single parking space are permitted. Other vehicles may be parked in the project only with Board approval.
  - a. This provision does not apply to marked commercial or contractor vehicles that are being used in the performance of work or deliveries in the project unless the vehicles will block access to other units or to outside parking or common areas. Delivery and trade vehicles parked in areas other than those displaying passes and parked in outside parking spaces must park parallel to the garage door of the unit they are serving and must park within four feet of the garage unless permission to park otherwise is obtained from the association. Note: This applies to all vehicles including moving vans.
  - b. Any commercial or contractor vehicle parked in the project overnight or that will block other units, outside parking spaces or common areas must display a pass **and** have approval from the association to do so. Commercial vehicles are prohibited from

parking in the complex except when they are in the project in connection with work being done in the project.

c. If one resident wishes to allow another resident to use their outside parking allotment the resident may do so by allowing the other resident to use their parking pass. When a resident permits another resident to use their outside parking allotment that resident may not have a vehicle parked in outside parking.

B. Designated parking for each unit is the garage for the unit. Outside (common area) parking spaces, in the project may be used only by owners or visitors displaying a valid parking pass. **No more than one vehicle from any unit may be parked in outside parking at the same time [see exception B(3) for the south-end of common area].** If more than one vehicle from a unit is parked in outside parking at the same time, either vehicle is subject to impound and/or fines.

1. It is a violation to park your vehicle outside permanently or for storage, unless the Board specifically permits such use.

a. "Permanent basis" shall be defined as a vehicle being parked in outside parking continuously (without being moved), for more than three (3) days.

b. Storage, shall be defined as not moving a vehicle for three days, or in the case of a non-operational vehicle (including vehicles with a flat tire), parking the vehicle outside of a garage for any length of time.

2. Each resident must register the license number (s) of any vehicle (s) to be parked in the project on a permanent basis and the resident must use a resident a parking pass for that vehicle.

3. Use of outside parking spaces on the south-end of the common area, in front of units 7640 - 46 and 7660 - 66.

a. Parking in front of the garages of units 7640 - 46 and 7660 - 66 may only be permitted park in front of the respective units to which the respective garages belong. Vehicles parked in these spaces must display a parking pass for the unit.

b. Parking passes for units 7640 - 46 and 7660 - 66 may only be used to park in front of the garages for those respective units. This means these units may not park anywhere within the common area using the parking pass for their unit.

4. Parking in an area where parking is prohibited is not permitted whether a vehicle displays a parking pass, or not. A vehicle parked in an area or location where parking is prohibited may be impounded and the unit owner may also be assessed a fine.

5. **Exceptions:** Vehicles making drop-offs of people or deliveries at units may stop in front of (parallel to) the garage door for the unit while the drop-off or delivery is being made. Vehicles may not be left unattended (except while the driver is making a deliver) *and the vehicle must be moved immediately, if necessary, for any reason including* if the vehicle is blocking or impeding access to other units or areas of the project. Any vehicle parked in a no parking area for any reason when the driver is not available to or refuses to move the vehicle immediately is

subject to impound at the owner's expense and the unit owner is subject to fines for parking in a prohibited area and for blocking access to another unit or area of the project.

C. Every vehicle parked in the common parking areas or spaces (all outside parking areas) must be removed from outside parking at least every three (3) days unless otherwise pre-approved by the board.

D. Only one (1) vehicle shall be allowed to be parked in a common area parking space [i.e., no tandem parking] unless otherwise approved, in writing, by the Board.

E. The speed limit in the parking/driveway area is 5 mph.

F. Parking is not permitted in front of walkways, unit entries, fire hydrants, or in the entrance driveway way to the project. These no parking zones provide access for emergency vehicles and are a condition of insurance for the AMCA.

G. No major repairs or repairs that could leak vehicle fluids onto the grounds shall be made on any vehicle while parked in the complex, except inside a garage. If hazardous materials leak from a vehicle, or from any other source, onto a common area or garage floor the unit owner responsible for the hazardous materials leaking onto the grounds or who owns the garage will be assessed all costs due to or related to cleaning up the hazardous waste.

H. Non-operational vehicles may not be stored or parked outside anywhere in the complex. A vehicle with a flat tire, or one that has been in outside parking for more than three (3) consecutive days is considered non-operational or stored.

I. No vehicle may be parked in such a manner that it will block or impede traffic or restrict access within the project. Vehicles parked in common area parking must be removed from the common area for snow removal and may not block access of refuse/trash removal trucks.

J. Snow removal:

1. While it is snowing and after it stops, all vehicles must be removed from common area or (outside) parking areas from 1:00 p.m. until 4:00 p.m. until the entire project has been plowed. When snow plowing is in progress, vehicles may not be returned to any outside parking spaces until the plowing in the project has been completed.
2. Vehicles parked in outside parking spaces during snow plowing hours (1 p.m. thru 4 p.m. when unplowed snow is on the driveway) will be towed and impounded at the owner's expense and fines may be assessed against the owner of the affiliated unit, whether plowing is in progress or not.
3. Any external restrictions to parking outside the AMCA common area during the snow plowing hours will have an alternative plan broadcast via an email message to all residents that provided an email to the management.

K. Unless an item on the Unit Information & Registration (UI&R) form is not applicable such as, you do not own a vehicle or you do not have tenants; owners are expected to complete the form in its entirety. This requirement includes those owners who do not provide tenants with a copy of the association rules (declaration, bylaws, and house rules) who will then be subject to fines and non-

receipt of parking passes until the UI&R is completely filled out correctly, signed and submitted to the management. Keep in mind that tenant and owner (resident) vehicles may not be parked in outside parking without a valid parking pass issued for the vehicle.

L. The owners/tenants are responsible for notifying their guests, repairmen/ movers, or any other visitors (invitees) of the provisions of this rule. Owners are liable for any and all impoundment or towing fees incurred by the Association for trade vehicles that are impounded.

M. Vehicles parked or stored in violation of this resolution are subject to being towed immediately, at the vehicle owner's and/or unit owner's expense without written or verbal notice. A vehicle parked improperly or without a required parking pass, anywhere on the premises, will be considered in violation of association parking rules and may be towed or removed in accordance with this section. Fines may also be assessed against the owner of the unit the vehicles are affiliated with.

N. Towing is always at the owner's expense. Towing charges are set by the towing company. Recovery of towed vehicles is subject to the towing company policies. In most cases vehicles will not be released until the tow and impound charges are paid.

O. The association is not responsible for damages, expenses or inconvenience due to a vehicle that is in violation of these rules being towed.

P. Unit owners are responsible for all acts by their guests, invitees and tenants.

Q. There will be a charge (set and approved by the Board of Directors) to replace lost or damaged parking passes under the following circumstances:

1. The owner has a high frequency of replacement requests
2. Replacement is due to incorrect information provided by the owner
3. The lost or damage was a clear preventable action by the owner

NOTE: All previous parking rules are repealed and replaced by this rule.

Amendment ADOPTED by the Board of Directors of American Meadows Condominium Association  
this 7 day of August 2017

*Essien J. Ukoidemabia* President      American Meadows Condominium Association