

Crawford Park Condominium Association
Board Resolution #1
Parking Area Maintenance

WHEREAS, AS 34.08.320 grants the board of directors for Crawford Park Condominium, (“the Association”) power to adopt and publish rules and regulations governing the association;

WHEREAS, Article 6, Section 1.4 states that Common Areas and Facilities are “the grounds, trees, gardens, landscaped areas, exterior fixtures, walkways, and parking areas.”

WHEREAS, Article 10, Section 1 states that Assignment to Apartments, “Parking spaces that have not been assigned to an apartment may either be held for common parking or rented to an owner in accordance with such rules or regulations as the Board may adopt.”

WHEREAS, Article 7, Section 7.1 states that Limited Common Areas and Facilities are “one open parking space made appurtenant to each apartment pursuant to Article 10.”

WHEREAS, Article 10, Section 3 states the Use of Parking Spaces, “may be used for the parking of operable passenger motor vehicles.” And Article 10, Section 1 states, “each apartment is assigned one open parking space which is a limited common area. Each parking space so assigned is designated by a number corresponding to the apartment to which it is assigned.”

WHEREAS, Article 10, Section 3, states, “the Board may prohibit or restrict the parking of automobiles owned by apartment owners or their tenants in the parking spaces held for common parking.”

NOW, THEREFORE BE IT RESOLVED, the following policy be and hereby is adopted by the Board of Directors:

1. Each unit may have one operable vehicle in the assigned parking area.
2. Each unit owner may have one additional operable vehicle in the common parking area, to limit parking to two permanent vehicles per unit on the property subject to space available.
3. If an owner is not using their assigned parking space they are free to offer or rent it to another owner with additional operable vehicles.
4. This resolution shall be distributed to all homeowners and shall become effective immediately. The policy is intended to serve as clarification of the declaration.

DATED the 19th day of September, 2013, at Anchorage, Alaska.


Secretary