

# Hidden Creek Parking

Revised 7/14/21

Motion to approve ASHM implementing rules for a Six (6) month trial period to report to the Board in January of 2022 for a Parking Resolution.

- All vehicles are required to have a new parking placard (purple or red) clearly displayed hanging from the rearview mirror
- Only 2 permits will be issued per unit
- Replacement placards are \$50.00 each
- Commercial vehicles are allowed ONLY in \*assigned/designated parking
- Oversized and RV vehicles are allowed on property during 7am-7pm **only** for loading and unloading. **NO overnight parking.** NO parking or unloading in driveways. Please be respectful of where you park for loading/unloading
- All vehicles must fit inside the lines of the stall, front to back and side to side
- In the event your vehicle needs to be in the same location for more than 72 hours (i.e. vacation, extended work trip etc.), contact management for \*assigned/designated parking or leave your vehicle parked in your driveway
- Full time residents may apply for a third (3) vehicle placard with additional fee and \*assigned parking based on availability
- Long-term storage (non-full time resident) of a vehicle may be allowed upon application for an additional fee with \*assigned parking

## **\*Assigned/Designated Parking**

**14 parking stalls available for assignment/designated Oversize will be marked\***

### **1) Vacation parking/Long-term storage**

- i) Homeowners and long-term tenants
- ii) Submit a task through Buildium
- iii) ASHM will assign parking stalls 1-14 on lower Cedar Lane OR other designated stalls
  - (a) In the unlikely event there is a need to tandem park, residents will be required to designate an emergency key holder
  - (b) It will not be the responsibility of ASHM to move vehicles

### **2) Oversized/Commercial Vehicles**

- i) These vehicles MUST be parked in **assigned/designated parking stalls** on Cedar Lane
  - (a) NO parking in driveways
  - (b) "Daily-drive" oversized vehicles (no RVs) are allowed to park overnight in assigned/designated stalls with properly documented vehicles displaying parking placards

- (c) "Daily-drive" commercial vehicles regardless of size must park in assigned/designated stalls with properly documented vehicles displaying parking placards

**3) Motorcycle/vespa**

- i) Designated Motorcycle/Vespa parking throughout parking lots optional
  - (a) Striped extra spaces in the parking lot except for location at the bottom of any staircase and the pool
- ii) If it is your 3<sup>rd</sup> vehicle a monthly \*fee of \$50
- iii) Needs license plate to be registered with management for tracking
- iv) No parking on personal patios, landings, decks or grass

**4) 3<sup>rd</sup> vehicle/commercial vehicle options/Long-term storage\***

- i) \$150 monthly rental fee
  - (a) Rental term specified upfront (3 months, 6 months, a year)
- ii) ASHM will assign the stall
- iii) Fee will automatically be added to homeowner account
  - (a) Account must remain in good standing for permit/placard to remain valid
- iv) Placard will have a STAR on it, and must be parked in that stall (placard and stall specific)
- v) \*Commercial vehicles and long-term storage vehicles will only be charged a fee when the vehicle is a 3<sup>rd</sup> vehicle requiring an additional parking placard.

**5) Visitor Parking (yellow paper passes)**

- i) Visitor Passes are for single day use only (date will be listed on the pass)
- ii) Passes are available from the corporate office or from the maintenance team on property  
Passes need to be arranged 24 hours ahead of time (except in cases of a true emergency)
- iii) No overnight guest parking with yellow passes
- iv) Contractors must have a visitor day pass (exception: management will issue for a week at a time if needed)

**Violation Procedures**

1. Before towing or immobilizing a vehicle for any reason for other than emergency or displaying a voided parking placarded, a written notice will be posted on the vehicle
2. If a written notice has been posted, management will attempt to contact the resident prior to immobilization (phone, email, unit)
3. In an event of an emergency, if a resident has not been able to be reached, management has the authority to tow a vehicle immediately