

Springbrook Hill Owners Association - Garden Parking Management Plan Policy

Date of adoption: November 11, 2020 (ver. 1)

Purpose

To manage the scarce resource of parking spaces near Garden buildings to ensure that parking is conducted in the best interests of all owners and residents. This plan defines the types of parking spaces and determines use that best suits the needs of the association.

Background

Parking spaces are provided as part of the condominium common elements and are managed by assignment only. There are no deeded spaces or specific guarantees for any amount of available parking in the association documents. Parking spaces were assigned in 2011 for the lots adjoining buildings 47, 49, and 61, as a temporary measure to provide some organization. In 2018 the Executive Board established an official parking plan.

Scope and Definitions

This plan applies to the four parking lots adjacent to Garden buildings and marked parking spaces nearby. Some of those spaces are assigned spaces and assigned for primary use to one garden unit. Only owners, residents, and guests of the assigned unit should use designated spaces. Other spaces are unassigned spaces. Unassigned spaces can be used by anyone.

Details of the Plan

Periodically, the Executive Board, or its delegate, will assign parking spaces according to the needs of current residents. Those needs can include, but are not limited to, impaired mobility or other disabilities, size or orientation of vehicles, and the need for electric service.

Since ownership and residential makeup can change from time to time, assignments can also change. Current assignments will be posted in each Garden building on the bulletin board and changes will be communicated to owners via the usual method of communication with owners. It is the responsibility of owners to relay this information to renters. All residents are responsible for informing guests where to park.

Each unit can have up to two spaces assigned to provide reserved parking for up to two vehicles. These spaces will be available for use by the owners/residents of the assigned unit except for occasional use by contractors or vendors conducting official business during the work day.

Contractor and vendor vehicles can use any unoccupied parking spaces while working onsite during the day. Owners and residents are not allowed to ask contractors or vendors to move their vehicles while they are conducting official business. Instead, owners and residents should park temporarily in unassigned spaces. Common courtesy should allow for necessary work to be completed.

Parking lot maintenance, such as snow removal, line painting, sweeping, etc., may require specific parking spaces to be vacated. Prior notice will be provided. Vehicle owners are expected to comply promptly with requests to move their vehicles. The association and plowing contractors can suspend parking regulations and/or order complete lots to be emptied for necessary maintenance tasks.

Since all vehicles may need to be moved for maintenance or emergency purposes, vehicle owners need to make arrangements to enable their vehicles to be movable if they are away for more than 24 hours. Keys may be left with a neighbor or management for this purpose. If away for more than 72 hours, vehicle owners must notify the association to ensure their vehicles can be moved while they are away.

Parking for move-in/move-out operations can be difficult because of the large vehicles involved and the need to be close to the building. Therefore, at least five business days notice must be provided to the association for all transporting and/or moving vehicles intending to load or unload so that adequate planning and notice can be provided to all residents.

Owners or residents may not have more than three vehicles occupying parking spaces overnight in any of the four parking lots adjacent to the Garden buildings. Additional vehicles must be moved to marked spaces on the roadway or in the Clubhouse parking area.