

# PARKING POLICY

Dear Kentwood Homeowners/Residents,

As many of you already know parking is always going to be one of the bigger problems our community is going to face on a regular basis (it's one area we get regular complaints). So in order to help eliminate future problems and misunderstandings the board is sending out this letter which contains the current parking rules as outlined in the Rules and Regulations of Kentwood Condominiums and additional rules as adopted by your Board of Directors. Please read and follow the Parking Policy and educate any visitors. If we find we need to make changes in the future let us know, but from here on out these are the rules.

## Traffic and Parking

### **A. Traffic Control**

1. The speed limit on all driveways and thoroughfares of the development is 5 mph. Drivers are to remain alert for all pedestrians in the development, especially children at play.
2. Any resident observed violating any traffic or parking rule will be subject to such disciplinary actions and/or fines as determined by the Management Committee. Discipline for violations by guests of residents will be given to the resident allowing the guest into the Kentwood project. Unit owners will take appropriate action to ensure compliance by renters.
3. Residents shall not cause or permit the blowing of any horn from any vehicle of his/her guests or family shall be occupants while on Kentwood property.

### **B. General Parking**

1. Each unit is assigned one (1) marked covered parking space. Residents must park in their assigned space. In addition, each unit can occupy one (1) other non-covered space. If a unit is in need of a third parking allotment on an ongoing basis they must notify the Management Committee for approval and they will try to accommodate.
2. Non-covered parking for building B is located on the North side of the building. All four (4) non-covered parking spaces in the parking lot between buildings A and B are to be used by owners from building A.
3. All vehicle operators within the confines of the Kentwood project will obey all posted parking regulations. Any vehicle which blocks access to carports or impedes the normal flow of traffic and/or blocks access to any emergency vehicle will be towed away at the owners' expense. Vehicle operators must comply with any other traffic regulation published in the future for the safety, comfort and convenience of the residents. Residents shall keep their cars in their own carport to the fullest extent possible.
4. Residents shall not use carports or parking pads to store non-operational vehicles or vehicles which give the appearance of being non-operational or abandoned. Any vehicle not in constant/regular use will not be stored in any parking space in the Kentwood project.
5. No horse trailers, ATV's RV's boat trailers, boats, campers, commercial trucks, or similar vehicles (other than pickup trucks) shall be parked on Kentwood property.

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### **NUMBER OF PARKING SPOTS PER OWNER**

Each owner has 2 parking spots, their carport and one uncovered parking stall. Resident agrees to park only in that assigned parking stall, and not park in any other owners parking stall unless approval is granted. Contact the management company or a board member if you are unaware of your assigned number.

In order to enforce the parking restrictions each owner will be issued 2 parking passes. Each owner will be responsible to keep his/her parking pass in their vehicle when parking at Kentwood Condominiums. If a car is parked in the community without a parking pass the car is subject to towing at the owner's expense.

### **VISITOR PARKING**

Due to the limited parking at the community visitor stalls are not provided. In order for visitors to park at the community you must give them one of your parking passes or they can park on the street outside the community. Owners are responsible to inform their guests of the parking policy. If your guest parks in the community without a parking pass they are subject to being towed.

### **GENERAL PARKING RULES**

**Do not** park in front of red curbs, fire hydrants, fire lanes, or other clearly marked no parking areas. **Do not** block access to storage units or parking stalls. **Do not** double park. **Do not** park on sidewalks, grass, curbs, or any area not designated as parking. Please do not overhang sidewalks and curbs with grass.

### **ENFORCEMENT**

Violators of the parking rules may be fined, booted, and/or towed. The management company and board members are the only ones authorized to fine, boot, and/or tow.

**TOWING COMPANY:** Lost Recovery Services – (801) 622-7376

#### **Fees:**

\$121.00 – Regular Tow Fee  
\$25.00 – Overnight Holding Fee  
(Car can only be picked up during towing company  
business hours M-F 9:00 a.m. – 5:00 p.m.)

Voted and approved by the board on January 24, 2010.

Effective Date: February 1, 2010

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