

Wyngate Town Homes Parking Policy

Parking Policy

Policy Number WR-022015

Revision #1 Effective 3/21/2015

Whereas:

The Board of Trustees (BOT), Wyngate Town Homes HOA is empowered by the CC&R's to establish and enforce rules and procedures for the benefit of the community. This policy is in effect to insure Fire, Ambulance, and Emergency access, and the assure equal access to Guest Parking for all Homeowners, and;

All Wyngate homeowners, at closing, agreed by their signature on the "Community Covenants & Regulations" (CC&R's) to abide by the rules developed by the Board of Trustees. Homeowners leasing their units are obligated to ensure renters are fully aware of this policy.

Therefore:

This policy supersedes any and all previously approved Parking Policies where applicable and become fully enforceable March 21, 2015 until revoked by a majority vote in the affirmative by the Board of Trustees at a regularly scheduled HOA Meeting.

1) Definitions:

a) Visitor: Any vehicle parked within designated visitor parking areas and not parking overnight.

b) Guest: Temporary permitted vehicles with an authorized visible permit may use designated visitor parking area for a maximum of ten days.

c) Permitted: A registered vehicle owned by a homeowner or qualifying renter for a renewable period of 6 months. Fees are applied.

d) Visitor Parking Areas: Any area designated by approved signs and painted stalls for parking.

e) Qualifying renter: Wyngate allows a minimum of 17 long term permits to be available for homeowners. Renters, renting in Wyngate, may purchase a pass through with the understanding that if all permits are being used and another owners needs to purchase one they will have to turn theirs in. The renter will have to pay through the homeowner, all charges will be listed on the homeowners account.

2) Courtyard and Street Parking Rule:

a) South Jordan City ordinances prohibit parking on the streets or in courtyards of the Wyngate Townhome community.

Vehicle Registration

All homeowners and renters parking vehicles on the property are required to register their vehicles. Any "Unregistered Vehicles" parked overnight on the property without a "Guest Parking Permit" or "Long Term Permit" clearly visible on the dashboard or rear view mirror is subject to be booted/towed without warning.

Loading and Unloading in Courtyards

Vehicles parked in front of open garage doors in the process of being loaded and/or unloaded must have the hazard light "ON" and be moved within thirty (30) minutes. Violators may be towed and/or fined at the owner's expense without warning.

Garage Cleaning, or Construction Access

Move the vehicles to Guest Parking long enough to accomplish the task. DO NOT leave your registered vehicles in "Guest Parking" overnight or for extended periods of time without a permit or risk being fined or towed.

Contractors and Service Vehicles

Contractors or Service Providers engaged by a Wyngate Homeowner or the HOA using signed vehicles may park in any reasonable manner for the time required to facilitate the contracted work.

Recreational Vehicles (RV's)

Any vehicle whether or not street legal or motorized commonly considered a RV is prohibited from parking within the Wyngate Community and will be subject to towing.

Snow Removal

Wyngate HOA contracts with a snow removal company to remove snow from streets, courtyards, parking areas and sidewalks within the Wyngate Community.

It is the responsibility of each resident, visitor and guest to insure any/all vehicles or other obstructions are relocated to allow effective removal of snow from all traffic and parking areas within the community. This includes sidewalks and landings.

Obstructed areas will not be cleared of snow and will become the homeowner's responsibility for snow removal.

Twin Home Areas

The rambler style homes on the east side of Wynview Lane which include portions of the four courtyards between the following addresses are considered "Visitor/Guest Parking Areas":

10773 – 10787 Wynview Ln.

10793 – 10803 Wynview Ln.

10817 – 10829 Wynview Ln.

10841 – 10851 Wynview Ln.

Parking for guests is provided at the extreme east end of each courtyard. One row per courtyard with a maximum of 3 vehicles may be parked side by side in this area. A second row of vehicles is prohibited.

All remaining space between the designated parking to the street is considered courtyard. The "Courtyard and Street Parking Rule" is in effect and vehicles are subject to immediate towing without notice.

Visitor/Guest Parking rules for the Twin Homes, as described, are the same as for all Wyngate Visitor/Guest Parking areas. Registration and Permits are still required and subject to all fines and penalties.

Parking Permits

The Parking Committee has determined that under specific circumstances a "Special Permit" may be issued to allow a household in good standing parking for one additional vehicle in "Guest/Visitor Parking" on a non-guaranteed basis.

1) The criteria for issuing a "Special Permit" to allow residents to park in the Guest/Visitor Parking areas are as follows:

- a) One (1) permit per unit.
- 2) Permits may be issued for the following circumstances:
 - a) For dependent children or family member, if the garage is being fully utilized (two cars already parked in garage) and there is a need for a permit.
 - b) Handicapped individuals, if a need is established.
 - c) An unusual hardship situation that the Parking Committee agrees warrants a permit.
 - 3) Permits will not be issued for the following reasons:
 - a) Oversize vehicles that will not fit in the garage.
 - b) Residents that are using their garage for storage and want to use Guest Parking areas.
 - 4) There will be a \$25.00 a month fee for long term permits.
 - a) Permits can be obtained if available by applying at wyngatehoa.org.
 - b) The fee is paid one month in advance and billed to the homeowners account.Renters must make arrangements with the homeowner for permits and permit fees.
 - 5) When you no longer need your permit it must be turned back into the parking committee or your account will continue to be charged.
 - 6) Residents moving in or out may qualify for Temporary Permit allowing for a 2 week leeway to park in Visitor/Guest parking. This Temporary Permit must be displayed in the vehicle at all times while parked at Wyngate Community or the vehicle is subject to being booted/towed.
 - 7) Permits will be considered on a first come first served basis. A maximum of 17 permits can be in effect at one time.
 - 8) Falsification, any false information submitted to the HOA verbally or in writing for the purposed of obtaining Parking Permits will be cause for immediate revocation of any and all issued permits.

Unregistered Vehicles

Any vehicles parked in Wyngate "Guest/Visitor Parking" overnight on the day after being parked without a "Permit" will be issued a "Warning Notice" and will be subject to towing. The vehicle:

- 1) Will be subject to being booted/towed if found on the property after twenty four (24) hours.

2) Once the vehicle is on the towing list, it may be removed only by contacting the Wyngate BOT for a hearing with the BOT.

3) Once a vehicle is towed it will remain on the towing list until cleared by the BOT.

Registered Vehicles

A homeowner with a registered vehicle that is violating the "Courtyard & Street Parking Rule" is subject to being booted and towed without warning and/or the homeowner may be issued a fifty dollar (\$50.00) fine in lieu of towing if towing is not involved. A homeowner with a registered vehicle that is violating the "Guest Parking Area" will be issued a fifty dollar (\$50.00) fine. If a vehicle is a repeat offender the vehicle will be placed on the "towing list" and towed without notice.

Enforcement

Any vehicle parked in the Wyngate community which does not conform to the stipulations of this policy will be subject to towing by the Associations authorized towing agent at the complete expense and risk of the owner of the offending vehicle. The towing agent is authorized to be on Wyngate Premises anytime twenty four (24) hours a day, and 365 days a year.

Courtyard violations may be photographed and the homeowner fined on their account with the management company.

Anyone interfering in any manner, with the towing agent while completing their authorized patrol, or towing/booting of a vehicle, is subject to a fine by the Wyngate HOA and legal action by the towing agent.

Immediate Towing of vehicles parked on the street or in a courtyard, for longer than thirty (30) minutes. No notice will be given.

Vehicle Recovery: Contact information is available on parking area signs and on the web at Wyngatehoa.org

