

Courtyard at Angel Street Parking Policy

07/01/2020

Whereas:

The Board of Trustees at Angel Street Courtyard 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 to assure equal access to Guest Parking for all Homeowners.

All Angel Street Courtyard 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.

1 } Definitions:

- a) **Visitor:** Any vehicle parked within designated visitor parking areas and not parking overnight. Temporary permitted vehicles with an authorized visible permit may use designated visitor parking area for a maximum of ten days.
- b) **Visitor Parking Areas:** Any area designated by approved signs and painted stalls for parking. Angel Street Courtyard overflow is west end of Kohl's parking lot. (restrictions apply)

Vehicle Registration

All homeowners parking vehicles on the property are required to register their vehicles. Any "Unregistered Vehicles" parked overnight on the property without a proper "Parking Permit" clearly visible on the dashboard or rear-view mirror is subject to be towed without warning.

Recreational Vehicles (RV's)

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

The Courtyards HOA contracts with a snow removal company to remove snow from streets, courtyards, parking areas and sidewalks within the Angel Street Courtyard 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.

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. Permits will not be issued for the following reasons:
 - a) Oversized vehicles that will not fit in the garage.
 - b) Residents that are using their garage for storage and want to park on the streets.
 - c) Parking on the street, on sidewalks, or by any red curb areas including areas that are signed with NO parking allowed.
 - d) Parking Permits can be obtained by contacting service@welchrandall.com

Unregistered Vehicles

Any vehicles parked in The Angel Street Courtyards overnight will be issued a "Warning Notice" and will be subject to towing.

The vehicle:

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

2} Registered Vehicles: A homeowner with a registered vehicle that is violating the Parking Rules" is subject to being 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.

Enforcement

Any vehicle parked in the Angel Street Courtyards 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 The Angel Sreet Courtyards property anytime twenty-four {24} hours a day, and 365 days a year.

The Angel Street Courtyard Community will leave a warning sticker on any vehicle that violates parking rules. Meaning, if you park on a sidewalk or non-parking area your vehicle will receive a warning ticket. After two warning tickets the vehicle will be towed at the expense of the vehicle owner. This includes not only 24-hour violators but residents that park on the sidewalk on a continuous basis.

Additional Parking (Kohls)

There are times when there will be no parking inside the community. The HOA has talked with Kohls about using the northwest corner of their parking lot for additional visitor vehicles. Official permission from Kohls headquarters could not be obtained but local management view The Courtyards at Angel Residents as their customers and have allowed us to use the parking lot for overflow parking.

Conditions for use are as follow:

1. All parked vehicles must be licensed, insured, and operable.
2. No campers, trailers, or motor homes, or commercial vehicles should be parked in the parking lot.
3. No long-term parking more than 7 Days is permitted.