

**TEMPORARY ADDENDUM to KNOLLWOOD HOA ADMINISTRATION RULES AND  
REGULATIONS  
TO BE REVIEWED IN NOVEMBER 2024  
3<sup>rd</sup> CAR/VEHICLE PARKING VARIANCE**

Section 7.2.3 of the Knollwood Administration Rules and Regulations states: “Vehicles of residents shall not be parked in the common areas overnight and vehicles shall not be parked overnight in front of the garages. Owners shall park their vehicles in their garages overnight.”

The HOA Board recognizes situations arise resulting in the need for additional parking by unit owners beyond the two spaces available in each garage, and that there is limited parking available in the clubhouse parking lot, the normal place approved for overflow parking.

Therefore, the portion of Rule 7.2.3 quoted above is repealed and replaced with the following:

**LIMITED PARKING FOR 3<sup>RD</sup> VEHICLES.** Parking of a 3<sup>rd</sup> vehicle in the driveway of a unit with adequate space in the driveway will be allowed upon receipt of a written variance from the HOA Board. If a driveway is not of adequate size for safely parking a vehicle (i.e., the parked vehicle may not protrude into the street or interfere with safe access by other residents), then a 3<sup>rd</sup> vehicle may be parked in nearby guest parking, again upon receipt of a written variance from the HOA Board. In all cases, there must be a 3<sup>rd</sup> licensed driver residing in the unit who owns his/her vehicle and two vehicles belonging to unit occupants must be parked in the unit’s garage to qualify for such a variance. Requests for variance must be approved in writing by the HOA Board before such parking can commence. It is preferred that vehicles using guest parking park in spaces not readily visible from Ridgedale Drive to reduce the possibility of opportunistic crime. The HOA Board will designate preferred spots in guest parking to be used for 3<sup>rd</sup> vehicle parking.

**VARIANCES.** Variances for parking a 3<sup>rd</sup> vehicle will be issued annually for a long-term parking need (or for shorter periods if the need for parking is less than a year). This means unit owners with parking variances must renew the variance annually if the parking need for a 3<sup>rd</sup> vehicle still exists. Unit owners with approved variances must notify the HOA Board when the condition requiring a 3<sup>rd</sup> vehicle no longer exists. At that time the HOA Board will cancel the variance.

**SNOW.** Unit owners are responsible to clear snow from the portion of their driveway blocked by a parked vehicle where they have parked a third vehicle. The HOA is not responsible for damage to a parked vehicle by snow removal. The HOA snow clearance contractor will make every reasonable effort to preclude damage. As in the past, when it snows or snow is expected, vehicles in guest parking must be moved to the clubhouse lot to allow snow removal from Knollwood streets and for storage of snow in guest parking areas. When it snows, parking in the clubhouse lot must be in the spaces on the east side of the lot (adjacent to Ridgedale) or in the section in front of the clubhouse door. This allows snow to be cleared from the lot and access to the recycling bin by unit owners and the HOA waste management company.

**Please be reminded, with this modification to issuance of variances:**

1. CC&R parking rules remain in effect.
2. Guest parking areas are for visitor parking; driveways are not.
3. Parking variances are approved at the discretion of the HOA Board.
4. The interval for variance review & renewal are at the discretion of the HOA Board.
5. A parking variance will not be approved for vehicle storage.
6. A parking variance will not be approved for a vehicle that is too large to park in the unit's garage.
7. Additional requests beyond a 3<sup>rd</sup> vehicle will be denied.
8. Those in violation of the Rules and Regulations, not holding an approved variance, will be issued violation notices in accordance with the Rules and Regulations.

The options for parking of additional vehicles beyond the two in a unit garage and a variance for a 3<sup>rd</sup> vehicle are to park either in the clubhouse parking lot or somewhere off Knollwood property. Third vehicle parking variances are not available to units in which two or fewer residents reside.

The following units are considered to have adequate space to park a 3<sup>rd</sup> vehicle in the unit's driveway, as long as the 3<sup>rd</sup> vehicle does not protrude into the street:

4945 Larkspur

4951 Larkspur

4845 Knollwood

4851 Knollwood

4874 Knollwood

4882 Knollwood

4891 Knollwood

4895 Knollwood

4899 Knollwood

2029 Partridge

2035 Partridge

2041 Partridge

4943 Partridge

4951 Partridge

4957 Partridge

4965 Partridge

4973 Partridge

4981 Partridge

Adopted July 10, 2019