

## Townhomes at Pine Bluffs Parking Rules and Regulations – Fact Sheet

**Please note this document does not include all rules regarding parking. Please see Townhomes at Pine Bluffs Rules and Regulations.**

These Parking Rules and Regulations (“Parking Rules”) shall govern the use of parking areas located within the TOWNHOMES AT PINE BLUFFS areas of the community known as THE TOWNHOMES AT PINE BLUFFS (“Property”).

All streets within the Property are private.

### Parking Rules

#### 1. Prohibited Parking – Private Streets

a. All streets within TPB, with the exception of limited parking on Pine Basin, are considered fire lanes and are “no parking zones”. Parking is prohibited at the ends of Stone Timber (both ends), Red Monterey, Hazel Spruce, Blue Fir and Foxtail Pine.

#### 2. Owner and Resident Parking

a. Due to limited parking availability, no homeowner/renter may park in visitor parking for more than 24 hours. Visitor parking includes the 15 marked spaces on Pine Basin Place, 3 spaces at the east and west end of Pine Basin Place, and the three indentations on Pine Basin Place (3 spaces each). Residents must use their two garage spots and are only allowed to park in guest parking for no more than 24 hours. Additional resident vehicles, including any commercial vehicles, must be parked on Scenic Park Drive

#### 3. Fire Lanes

a. All private streets in the community (other than the streets parking areas mentioned above) are designated Fire Lanes by the Town of Parker, and parking in Fire Lanes is prohibited at all times. **This includes garage aprons.** Vehicles blocking Fire Lanes are subject to immediate ticketing and towing at the owner’s expense.

#### 4. Parking Behind Garages or Across Garage Aprons

a. **Parking behind Townhomes at Pine Bluffs is allowed for up to 15 minutes to load or unload a vehicle with groceries etc., so long as the vehicle does not block the Fire Lane. Vehicles must be attended by homeowner. Vehicles violating this rule are subject to ticketing and towing at the owner’s expense.** Loading and unloading of a recreational vehicle is permitted for a reasonable amount of time up to four (4) hours to allow for such loading/unloading. Arrangements must be made with Management Company. Move in/out allowance is up to eight (8) hours and **arrangements must be made with the Management Company.**

b. Parking in the driveways on Autumn Pine Court is allowed because the driveways are long enough for a vehicle to park straight on. Vehicles must fit completely in driveway without blocking the sidewalk or street.

## **5. Handicapped/Disabled Parking**

a. Vehicles parked in handicapped/disabled parking must display a valid disabled placard or license plate at all times. Vehicles violating this rule are subject to ticketing and towing at the owner's expense.

## **6. Guest Parking**

a. No resident parking in guest parking for more than 24 hours. For the purposes of the Parking Rules and Regulations, a guest is defined as a person who is not inhabiting and/or is not resident of a privately owned unit who is parking in Guest Parking for no more than 24 consecutive hours. Guests will be provided a resident's parking pass that must be displayed at all times.

b. All guests staying longer than 24 hours in a day period is considered an extended guest who requires permission from the Board/Management Company to park in Guest Parking. The Management Company must be notified by the unit owner or resident via email identifying the make, color and license plate of the vehicle and the length of time the vehicle will be using Guest Parking.

c. Any vehicle parked in Guest Parking for more than 24 consecutive hours over a one (1) day period and does not have a visible parking pass provided by the Board/Management Company are subject to towing at the owner's expense.

d. Oversize vehicles owned by a homeowner must be registered and approved by the Board/Management Company

## **7. Inoperable and Abandoned Vehicles**

a. Inoperable vehicles and vehicles with expired registration must be stored in the resident's garage. Said vehicles parked anywhere in the Townhomes community will be considered abandoned and will be subject to towing at the owner's expense.

## **8. Violations resulting in immediate towing without prior notice to the vehicle's owner:**

The following violations will result in immediate towing or booting from the Common Areas at the Board's discretion without prior notice at the vehicle Owner's expense:

- a. Vehicles obstructing traffic, snow removal, or trash collection or parked in a fire lane;
  - b. Vehicles obstructing access to any Unit or surface parking spaces except when properly parked therein;
  - c. Vehicles blocking access to fire hydrants or otherwise violating fire code or health and safety laws;
  - d. Vehicles parked in landscaped areas;
  - e. Any vehicles parked in fire lanes, on sidewalks, or in any area designated emergency access; and
  - f. Any vehicle parked in an area designated as a "snow zone" during a snowstorm or when snow is forecast.
- Towing rates for all vehicles under 10,000 GVWR are as follows – All charges to be paid by owner of vehicle:
  - Hook fee \$203.90
  - Mileage (base) fee \$3.80 per mile-adjusted monthly by state regulators

- Storage fee \$39.18 (per day)
- Administration fee \$150.00- If a vehicle is stored for more than 48 hours we are required by law to obtain motor vehicle records and send out certified letter to each name listed
- After hours fee \$86.19- anytime a vehicle is retrieved outside of normal business hour (M-F 8 am- 5 pm)