**KOA LAGOON PARKING POLICY**

2020 REVISION

The written AOAO Koa Lagoon Parking Policy has these goals:

1. To provide a policy for the benefit of all Koa Lagoon owners to mutually understand the parking provisions in order to assure fair compliance. This policy is a fluid document, open to the discretion of the Board of Directors (BOD) for updating or revision on an annual basis. [By-law 20, p38 of 2nd Restated Declaration] A request in writing from an owner stating future revisions and solutions will be recognized at the scheduled annual meeting of the membership of the AOAO of Koa Lagoon. Until revised, this 2020 parking policy stands as enforceable.
2. To have a fully informed and engaged membership.

**KOA LAGOON PARKING RULES**

1. Condo owners are entitled to one unassigned, unreserved parking space for one vehicle. All owners and vacation rental guests must display a clearly visible parking tag, preferably hanging from the rear-view mirror. Owners with more than one vehicle must make arrangements for off-site parking or park street side from December 15th through March 31st of any given year.
2. Parking tags are issued from the Property Manager or the Vacation Rental Agent. All tags will be marked as follows: The Property Manager, the on-site Rental Agent, and all full-time residents will have LT (long term) written on their parking tag. All part-time owners and vacation rental guests will have length of stay and a cryptically-coded unit number written on their parking tag.
3. Vendors, service vehicles, housekeepers, and non-residential visitors are exempt from parking tags and are required to park in the north lot in spaces labelled as VISITORS or in the front lot in one of the spaces marked 2-hour parking. If VISITOR parking or 2-hour parking is full, the vehicles must use street parking. The BOD recognizes that at times a service vehicle, itself, is essential to the job, i.e. carpet cleaning services, tree trimming, etc. Therefore, those vehicles are also exempt from re-parking in designated areas.
4. Storage of vehicles:

 a) An owner may store a licensed, insured, operable vehicle for a specified amount of time not to exceed nine months. Any stored vehicles must have a current HI sticker and provide a key for the Property Manager upon storing the vehicle in an assigned area. Owners who rent or give their condo to anyone for any amount of time may not store a vehicle.

b) An exception to this rule is: An owner who rents out their unit may also store a vehicle if that owner receives written permission with specified dates from another condo owner who does not have a car and has no other persons renting or using their condo unit during the full duration of the written permission

**COMPLIANCE PROCEDURES**

The Property Manager will post a citation on the windshield of the vehicle in violation which states the violation, and gives a dated timeframe to correct the violation. The citation will also warn the violator that the vehicle will be subject to towing at owner’s expense. Violations include but are not limited to:

1. No parking tag
2. Out-dated or mislabeled parking tag
3. Recurring non-resident vehicle using Koa Lagoon lot for beach access or other recurring use.
4. Second vehicle violation
5. Repeated violator of parking policy
6. Other\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If violations are not corrected in the stated time-frame on the citation, the Property Manager has the discretion and the BOD permission to tow. If towed the vehicle will be photographed, using a date stamp, to record the condition of the vehicle before it is towed in order to avoid any liability of Koa Lagoon for damage due to towing.

**Adopted 2020 AOAO Owner Meeting**