

Lewiston Townhouse Condominium Association

PARKING POLICY

There are 46 spaces, including inside the garage, for our 23 units of resident vehicles. This allows only 2 parking places per unit. Please understand this limitation and utilize your garage as a parking place. Each unit has the same restrictions on number of vehicles and is allowed the same number of parking spaces per unit. The B1-B4 and C1-C2 units have reserved spaces in the upper lot because they do not have access to park in front of their garage. The marked visitor spaces are for short term parking of non-resident vehicles. The visitor spaces are not to be used for residents' overflow for extra vehicles.

Definition of Park

To stand or leave standing any vehicle, whether occupied or not, other than temporarily for the purpose of and while actually loading or unloading passengers or materials.

Parking Guidelines:

In order of preference – inside the garage, in front of garage if it does not block another garage, entryway or impair traffic. Parking in front of the garage must be “head on” to the garage.

No vehicle may park in front of a garage that is not their residence without written permission forwarded to the association from the unit owner. At no time may two cars be parked in front of the garages, even if cars are small or adjacent asphalt or concrete is present as this blocks access to sidewalks and entryways.

No vehicle may park in a manner which blocks a through way or exit. Through ways must be kept clear at all times for access of normal vehicles, fire trucks, trash trucks, utility vehicles, etc. There is no parking allowed in the entry or driveway. Do not park such that your vehicle protrudes into the driveway, through way or other common area.

Please use common sense in parking vehicles when there is an impending snowstorm and make attempts to not impede the snow removal with your stationary parked vehicle.

Parking Policy

Due to the lot parking area space limitations, there is a restriction on the number of vehicles each unit may have in the lot at the same time. Each unit in the association is restricted to no more than 2 legally registered and licensed passenger cars or no larger than a ¾ ton pickup truck or van.

Overnight or long-term parking of any commercial logoed vehicle or business truck is strictly prohibited and will be towed from the lot at the owner's expense. Vehicle parking of short-term guests is permitted in designated visitor areas. Long term or overnight parking of residents' vehicles in the visitor spaces is prohibited.

There shall be no recreational vehicles such as boats, tractors, trailers, campers, snowmobiles, motorcycles, scooters etc. parked or stored on any general or limited common area. No automotive repairs (mechanical or body) will be allowed in the exterior parking or common areas.

Residents are asked to be considerate of their neighbors and guests of the complex. Do not continually take visitor parking spaces for extra vehicles. Compliance with the parking rules is mandatory of all residents.

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PARKING POLICY CONT'D

Enforcement

Notice of violations of the parking policy will be issued by the Board of Directors to the Owner(s) and any tenants of the violating unit. A parking ticket violation will be placed on the offending vehicle or posted on the residence. A limited time shall be provided for the violation to be corrected and the fine paid. If there is continued non-compliance of the parking/vehicle rules, parking fines will commence daily. The enforcement will be per vehicle, based on the license plate number. A photo of the offending vehicle may also be taken.

Enforcement Fines

The fee schedule for a parking violation assessment is as follows:

1. A first violation fee of \$25.00
2. Secondary and subsequent violations are assessed at \$50.00 each.

The Association shall have the authority to take prompt action to collect any unpaid assessment (regular, special or violation) which remains unpaid for more than thirty days from the due date for payment. In the event of default in the payment of the assessment, the unit owner shall be obligated to pay interest at the rate of 12% per annum on the amount of the assessment. All sums assessed but unpaid for within 90 days shall constitute the basis for a lien on the violating condominium unit as provided for in the Lewiston Townhouse Condominium Declaration. Legal or professional fees (including attorneys' fees and court costs) incurred in the collection of fees or placement of lien will be an additional cost payable by the unit owner.

The Board of Directors reserves the right to assess violations, ticket or tow any vehicle that is not in compliance with the parking regulations.