

PARKING RULES

General:

1. Each unit is assigned one space for passenger vehicles by the Board. Owners and tenants must park in the assigned spaces. All passenger vehicles may not be more than 18' long, 6' high and 6'6" wide. All parking facing the building must be in the "front-end-forward position". Only guests may have the use of the guest parking spaces.
2. Owners and tenants desiring two vehicles **cannot** park the second vehicle in a guest spot. They must apply for permission to rent a guest space or park in the auxiliary parking lot. Long term (6 months) parking of unattended vehicles is not permitted in the auxiliary lot. Motor homes and motorcycles are not allowed.
3. No inoperative vehicles or ones without current registration are allowed. Signs on vehicles are prohibited. Fabric car covers are only permitted in the auxiliary parking lot. Only vehicle covers manufactured for that purpose are allowed. Vehicle repairs and detailing in assigned parking space is not allowed except in an emergency.
4. A unit owner may only use one other owner's parking space, provided if it is approved by the Board and, signed written permission from that owner filed with the Association. The written permission is good for one year or less. The owner is also responsible for any damages to the space by the user including but not limited to oil leaks.
5. Parking on the grass is not permitted. Car washing is limited to the designated area. Parking is for residents and guests only. Vehicles with oil or similar leaks are not permitted on Association property.
6. Owners' or occupants' work trucks or vans with signage or used to carry or transport personnel, equipment, tools, supplies or materials of any kind are not permitted. Passenger vehicles are limited to light duty Class 1 GVWR, 6000 lbs. or less. Vans without windows are not considered passenger vehicles.

Assigned parking:

1. Each condo has one parking space assigned to it, and residents are required to use that space.
2. To change an assigned parking space, a written letter of hardship must be provided to the Board of Directors explaining the reasons why the resident needs their parking space to be changed. After the Board of Directors has reviewed the reasons, a decision will be made. based on the following criteria:
 - a) The parking assignment creates an undue hardship
 - b) The request is in the best interest of the Association.
3. Residents may not change their parking spaces with other residents without Board approval.
4. Residents may agree to permit another resident to use their parking space, but the request must be in writing and is subject to approval by the Board of Directors.

Auxiliary Lot Parking:

1. The Auxiliary Parking Lot is for owners who have an immediate and ongoing need to park a second vehicle.
2. To park in the Auxiliary Lot, an owner must submit an application to the Office. Approval of the application must be granted by the Board, is subject to availability, and based on a first come first served basis. There is no fee.
3. Parking approval is given on a 6-month basis. Parking in the Auxiliary Lot is not for long term parking of unattended vehicles. Vehicles without a parking permit displayed will be towed at the owner's expense.
4. An owner is **not** allowed to reserve a space for future parking. The space must be actively used, or the owner will lose use of the space.
5. Owners of units with two residents and two cars will have priority and will be able to displace single owners with two cars or owners with two renters and two cars. Only one Auxiliary parking space is permitted per unit owner.

Renting a guest space:

1. This is on a first come first serve space available basis.
2. The space can be reserved for one (1) month and/or up to one (1) year. The owner is required to give the Office the correct amount of time needed for rental at the time of applying for space.
3. The Office must have a working email and/or phone number to contact the owner.
4. The fee is \$20 a month. When a determination is made, the owner will be notified, and payment in full is due prior to using the space.
5. The owner of the unit is limited to renting only one parking space.
6. Rental of guest spaces are limited to 15 spaces and are not available at all buildings.
7. Guest parking spaces may not be reserved without payment. When an owner stops payment, the space is open for rent. If it is rented by another owner, then the previous owner will be unable to use it. At that time, the previous owner will need to reapply to rent a guest space if there are any available.
8. Only approved vehicles may park in the guest space assigned.

Approval requirements, forms, and conditions:

All the applications forms are available on the website (www.cpvillage8.com) under the Documents page. Please download and complete the correct one for the parking space you desire and turn it in completed to the Office. Once it has been reviewed by the Board, the Office will notify the owner.