



PARKING ENFORCEMENT

ATTN: Centra Falls West Homeowners & Residents

As many know, parking is limited in our community. Unfortunately, a few homeowners & residents have been monopolizing the unassigned parking spaces daily thus causing a depletion of available spaces for guests and visitors to our Community. Due to the overwhelming concerns over the parking issue from our homeowners & residents, the Centra Falls West Homeowners Association has decided to **strictly enforce the existing parking rules** in accordance to the HOMEOWNERS ASSOCIATION DECLARATION OF CENTRA FALLS WEST.

The HOA Declaration has been reviewed by the Centra Falls West Homeowners Association Board Members as well as the HOA Attorney. Below you will see excerpts from our declaration as well as an interpretation from our HOA Attorney (highlighted and in capital letters).

14.5.1 "Owners' vehicle(s) shall be parked in the garage or driveway of or providing access to the Owner's Home, and shall not block the sidewalk or protrude into an alley or roadway"

ALL OWNERS/RESIDENTS MUST PARK EITHER IN THEIR GARAGE OR IN THEIR DRIVEWAY, UTILIZING ALL FOUR SPACES. VEHICLES BELONGING TO OWNERS/RESIDENTS EXTENDS TO PERMANENT RESIDENTS. FOR AN EXAMPLE, A FAMILY OF FOUR WITH THREE CARS MUST PARK ALL THREE CARS IN THE FOUR SPACES THAT CAME WITH THEIR UNIT (FOUR SPACES DEFINED: 2 IN GARAGE AND 2 IN DRIVEWAY). FAILURE TO PARK IN THESE FOUR SPACES AND THEN ATTEMPT TO UTILIZE UNASSIGNED PARKING SPACES WITHIN THE COMMUNITY WOULD BE A VIOLATION OF THE DECLARATION, SUBJECT TO FINE.

14.5.1 "All guest will be required to park outside of Centra Falls West to the extent that the driveway of a Home is not available for guest parking and to the extent that no guest parking spaces, if any, are available"

THE DECLARATION DOES SAY THAT GUESTS MUST PARK IN THE GARAGE OR DRIVEWAY OF THE UNIT THAT THEY ARE VISITING. IF THE PARKING SPACES AT THE UNIT AND THE EXTRA SPACES (UNASSIGNED SPACES) ARE UNAVAILABLE, THEN THE GUEST/VISITORS WILL BE REQUIRED TO PARK OFF SITE. GUEST MAY PARK IN THE UNASSIGNED PARKING SPACES, SO AS LONG AS THE OWNERS/RESIDENT'S UNIT HAS FOUR 4 VEHICLES PARKED (2 IN GARAGE & 2 IN DRIVEWAY) AT THE RESIDENCE DURING THE PERIOD THE GUEST IS VISITING THE COMMUNITY.



14.19 "Each Home will have its own garage. Garages shall be used exclusively for the parking of motor vehicles. No garage shall be converted into any use which would prevent the use of the garage for the purpose of parking a motor vehicle"

OWNERS/RESIDENTS MAY USE THEIR GARAGE FOR ANY USE, SO LONG AS IT DOES NOT VIOLATE THE DECLARATION OR LOCAL ORDINANCES. FOR EXAMPLE, IF LOCAL ORDINANCES SAY THAT YOU CANNOT ENCLOSE YOUR GARAGE AND USE IT AS A SPARE ROOM THEN THIS WOULD PLACE THE RESIDENT/OWNER IN VIOLATION OF THE DECLARATION AS THEY WOULD HAVE THE REQUIREMENT TO COMPLY WITH LOCAL ORDINANCES. HOWEVER, IF GUEST (VISITORS) COME OVER AND USE ANY OF THE UNASSIGNED PARKING SPACES IN THE COMMON AREAS, THEY WILL BE IN VIOLATION OF THE DECLARATION, SUBJECT TO FINE, SINCE THE OWNER/RESIDENT HAS NOT UTILIZED THE FOUR (4) PARKING SPACES AVAILABLE AT THEIR UNIT.

IN SUMMARY: Vehicles belonging to Owners/Permanent Residents/Tenants WILL NOT be permitted to park in any unassigned parking space within Centra Falls West. A proposed **Fine of \$100** will be imposed for each day of violation and any vehicle in violation is subject to towing after being properly tagged and noticed.

Please remember, street parking is absolutely prohibited, and vehicles will be towed without notice.

Regards,

CENTRA FALLS WEST HOMEOWNERS ASSOCIATION INC.