

LAKWOOD LOFTS AND CONDOMINIUMS
PARKING RULES

The below parking rules shall be enforced in the manner of the Lakewood House Rules including all procedural process and sanctions associated with those rules, pursuant to The Association of Unit Owners of Lakewood Loft and Condominium Rules Enforcement and Fine Structure Resolution Policy 2017-01.

OWNER/RESIDENT UNIT DESIGNATED PARKING BAYS

1. Parking bays are individually assigned to a unit and are the deeded property of their respective owners. As such, they are for the exclusive use of their owners.
2. Vehicle repair and maintenance is not allowed in the parking area.
3. All residents are responsible for maintaining their space in a clean condition, free from build-up of oil, brake or other fluids.
4. The maximum speed limit in the parking area is 5 mph at all times in the Lakewood community.
5. No owner shall permit any vehicle that is in a state of disrepair or that is not currently licensed to be abandoned or to remain parked in the community for a period in excess of five calendar days. A vehicle shall be deemed in a “state of disrepair” when the Board reasonably determines that its presence offends the occupants of the community. Notice of this finding to the unit owner begins the 5 day period for remediation of the vehicle, including removal.
6. Parked vehicles must fit within the marked parking space lines, including allowing reasonable space for the driver to leave the parked vehicle without causing damage (door dings) to an adjacent vehicle. Parking of larger vehicles is prohibited.
7. Parking of boats, truck campers, recreational vehicles, motorcycles, bicycles or similar vehicles or equipment is permitted, if completely within an owner’s assigned parking bay and the parked vehicles do not distract from the appearance of the property.
8. No off-road, unlicensed motor vehicles shall be operated within the community.

GUEST DESIGNATED PARKING

1. Guests may park on a first-come basis in an open guest designated parking space on Lakewood property.

2. Guest vehicles may park in any guest designated parking space without a parking permit continuously for up to 3 consecutive days. If a guest vehicle is parked **beyond 3 consecutive days**, the unit owner/resident must obtain permission from a majority of the Board of Directors.
3. A vehicle may not park continuously in a guest designated parking space for more than 15 calendar days in any 30 day period without written permission from the Board.
4. Any guest vehicle shall be parked in a manner not to cause difficulty for residents to enter or exit their parking bays and garages.
5. Guest designated parking spaces shall not be used by residents, but exceptional use due to exigent circumstances which prevent parking in resident unit parking space is permitted. The Board may also allow an exception to this rule, provided use of guest parking spaces by residents is temporary in nature.

USE OF THE HANDICAPPED DESIGNATED PARKING BAY

1. All rules for GUEST DESIGNATED PARKING apply to use of the handicapped designated parking bay; and
2. A vehicle parked in the handicapped designated parking bay shall display either a current disabled parking registration plate or a current disabled parking permit displayed as required by law in the vehicle.