



HOMESTEAD IN GRAND JUNCTION HOA

Parking Rules and Regulations, effective November 1, 2019

The HOA has 56 units but only 63 available parking spaces, and as such, the Board has determined that parking rules needed to be updated and enforced!

- Parking anywhere in the complex (except in visitor parking) is limited to resident vehicles.
- To avoid towing, residents' vehicles must be registered with the HOA and display the HOA's parking permit.
- Up to 2 numbered parking permits will be supplied per unit.
- No units are allowed to borrow parking permits from another unit.
- All owners must provide to the Homeowners Association information regarding the persons residing in their Units. This includes emergency contact phone numbers, names of all residents, vehicles information and license plate numbers.
- Unit owners who rent their unit are responsible for retrieving the assigned parking permit from vacating tenants and supplying those permits to new tenants.
- Any parking permits that are lost (or not retrieved from tenants) can be replaced at a cost of \$5.00 per permit.
- No vehicles of any kind shall be permitted to park anywhere in the Association other than in designated parking areas.
- Recreational vehicles, boats, trailers of any kind shall not be parked, located, or stored on common areas for a period longer than eight (8) hours in any 31 day period.
- Disabled vehicles or vehicles with expired license plates are not allowed anywhere on premise (except in a garage) – this is a City zoning regulation.
- Contractors doing repairs or maintenance on a unit, garage or common areas are permitted to park anywhere in the complex. However, these vehicles may not park overnight without permission of the board.
- Visitors must park in visitor parking, on the west side of the pool (not the south side).
- Residents having visitors who wish to park their vehicles for more than 2 days must submit a written request to the Board of Directors for additional parking privileges.
- Parking in the garage common areas, an emergency lane or in the driveways is prohibited. Vehicles parked in these areas will be towed according to local and state ordinances at the vehicle owner's expense.



- Residents shall not park in spaces designated as "Handicapped Parking Only," unless displaying a state issued permit.
- Residents shall not park in spaces designated for mailroom access, except on a temporary basis (less than 10 minutes).
- Any vehicle that obstructs traffic will be towed away immediately.
- No resident or guest shall construct, repair, service, or maintain any motor vehicle within any portion of the common area except for emergency repairs necessary to permit the movement of the vehicle to a proper repair facility.
- Residents are responsible for the removal of oil and grease spots caused by their vehicles.
- All vehicles parked in the common area for more than 8 hours that cannot be identified will be towed at the vehicle owner's expense.
- Only vehicles that belong to residents may be washed within the complex.
- Residents who park outside of the complex (on F ¼ Road or in any parking area in adjacent complexes) do so at their own risk.
- The Association is not responsible for any damage to any vehicle (condo owners, condo residents/tenants or visitors) sustaining any type of damage while in the complex.
- Any vehicle driving through the complex or parking in the complex must follow all traffic laws (e.g., stopping at the stop sign, no illegal parking, obeying the posted speed limit, or not passing a stopped school bus).
- The owner of a condo unit shall be assessed cost of repairs for any damage to common property caused by a vehicle associated with that unit (even if the vehicle is owned by a tenant or visitor).
- Violation of any of these rules will result in towing, as noted above, and a parking fine as noted below:

Parking Fines:

- 1st Offense – verbal warning
- 2nd Offense – written warning
- 3rd Offense - \$50.00 fine
- 4th Offense - \$100.00 fine