

Centennial Homeowner's Parking Policy

All owners are accountable for these policies. Please review carefully.

Registration:

- All resident vehicles must be registered annually with Centennial Homeowners' Association.
- One vehicle may be registered per bedroom. Studios may register one vehicle.
- A \$50 fine will be assessed to owners who fail to register vehicles by January 15 of each year. An additional \$50 fine will be assessed each month the vehicle(s) remains unregistered.
- Parking permits will only be issued to vehicles owned by Centennial residents.
- Parking permits must be displayed visibly in the front windshield of the vehicle.
- Vehicles without current permits will receive:
 - 1) A warning notice
 - 2) A FINAL warning sticker with fines assessed (see below)
 - 3) The vehicle will be towed at the owner's expense
- Unregistered vehicles / vehicles without a valid permit displayed may be fined \$25/day (\$175 per week).
- Parking permits are not transferrable. Permits are only valid for the specific vehicle(s) registered to a particular condo. Any vehicle displaying a Centennial permit without registration through the HOA, will be fined and/or towed.
- Owners may request a new permit upon obtaining a new vehicle (not to exceed one permit per bedroom). Frequent changing of registered vehicles (more than once every four months) will be considered on a case-by-case basis requiring an in-person request at a Board meeting.
- Parking privileges may be restricted or revoked due to abuse or repeated violations. Appeals for violations or requests for exceptions must be made in-person at a regular Board meeting.

Parking spaces:

- Parking is not assigned. Please be mindful of your neighbors in selecting a space. If your vehicle is oversized or seldom used, please park:
 - 1) Free Silver: back row only
 - 2) Teal Court: back row or closer to lot entrance
- Likewise, if you have two or more vehicles registered to your unit, please park one of your vehicles further away from the buildings
- The Teal Court parking lot is shared with Centennial Rentals
 - Owner parking spaces are marked with white lines.
 - Rentals' spaces on Teal Court are marked in yellow and are closest to the Teal Court entrance. The Centennial Rentals, not your HOA, enforces parking there. They may ticket or tow your vehicle.
- Motorcycle parking is provided as a courtesy.
 - Motorcycle parking is permitted in designated spaces only (two on Teal and two on Free Silver)
 - Any motorcycle not in the designated spaces may be removed without notice
 - Recommendations:
 - It is **STRONGLY** recommended that motorcycles and scooters be stored off-site in the winter months. The HOA is not responsible for damage to motorcycles from the snow removal process.
 - Register motorcycles/scooters with the HOA (no permits are required) so that the vehicle owner can be contacted if needed

Guest parking:

- Guests should park further away from the condos to allow homeowners to park near their residences. Free Silver guests should park along the back row of the lot.
- Contact the Board with overnight visitor's vehicle info: make, model, color, license plate information of their visitor's vehicle as well as the dates their visit to avoid warnings/towing.
- Visitors are limited to a 2-week stay. **A homeowner may have a visitor of this duration twice per year. Additional visits will be considered on a case-by-case basis requiring an in-person request at a Board meeting.**
- If your overnight guest is parking in the lot repeatedly without notifying the HOA, the warning, **fin**es and towing policy used for unregistered owners' vehicles will be applied.

Vehicle allowances:

- No junk vehicles; all vehicles must be operational
- All vehicles must display current state registration
- The parking lots are considered common areas; they are jointly owned by all the owners
- An owner may register a vehicle for another Centennial homeowner, not to exceed one permit per bedroom
- Owners are restricted from renting, leasing or otherwise receiving compensation for their extra, unused permits
- Vehicles must be parked in the lot where they are registered. For example, a vehicle registered to a unit on Free Silver must be parked in the Free Silver lot, even if the vehicle owner lives on Teal Court.
- Vehicle repairs other than ordinary light maintenance are not permitted on the condominium property
- Trailers, campers, recreational vehicles, boats, and other large vehicles may be parked in the parking lots only if they fit wholly within one parking space and are registered according to this policy. **They may not overhang the sidewalk. This also applies to bike racks, snowmobiles and other things attached to vehicles.**
- Sleeping/living in vehicles, including campers/RVs. etc., parked on the property is strictly prohibited

Common space and obstructions:

- Please keep the parking lots free of obstructions such as toys, game paraphernalia such as badminton nets, basketball hoops, remotely controlled cars, airplanes and the like
- Do not obstruct access to the fire hydrants with bicycles and motor scooters or any other object

When it snows:

- During the winter months vehicles must be rotated to different spots after heavy snowfall to allow snowplows to clean the parking lot. This keeps snow removal costs down and enables most spaces to remain usable and free of snow build up. This includes trailers, campers/RVs and anything else parked in a space. If a vehicle cannot be moved, shovel around to prevent an excessive buildup of snow.
- If it is determined there is a safety issue or a major build up around specific vehicles, a warning will be issued and if not moved, the vehicle may be towed at the owner's expense.

Approved by Centennial Homeowners Board of Managers February 21, 2019