



# BIRCH POINTE CONDOMINIUM ASSOCIATION

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## Birch Pointe Parking Policy

In mid-2018 the Birch Pointe Board voted to proceed with the phased rollout of a policy to remedy some of the problems with the number of parking spaces available in the community.

The Board is aware that there is no viable scenario which would satisfy and/or be fair to everyone in the community; simply no solution exists to the remedy the limited parking capacity in Birch Pointe without substantial capital investments. The protocol established is designed to maximize equitable parking opportunities and access.

Therefore, sufficient parking spaces, in preferred locations, have been designated and marked as "RESIDENT". These are in front of or close to each building, but may also be on opposite sides of a street in areas which are on curves or near single-sided stretches.

Currently, the policy comprises of the following:

- Issuance of a Birch Pointe branded and numbered hang tag at a rate of one tag per unit
- Recording of each hang-tag number issued
- Recording of a required completed census form containing vehicle identification including make, model, color and license number
- Owners with a handicapped parking spot must still obtain a hang-tag
- A handicapped parking spot does not entitle a unit to a second hang-tag
- Display of aforementioned hang tag is necessary during enforcement times, during which only vehicles with a hang-tag may park in a "RESIDENT" designated spot:
  - 5 PM – 8 AM Monday through Friday
  - 24 hours on weekends/Saturday and Sunday
- Contractors and other *brief* visitors may park in a "RESIDENT" marked spot (such as for the loading and unloading or service calls) ONLY between regular business hours Monday through Friday
- Visitors and unit-owned secondary vehicles should be parked only in unmarked spots
- Hang tags are NOT transferrable and should be returned to Birch Pointe maintenance when a unit is sold
- If a new vehicle is acquired, owners are responsible for updating Birch Pointe on the particulars of the replacement vehicle.

Random enforcement of these rules may be conducted, currently without the use of a towing company. The Board has been discussing the use for a towing company or hiring a full-time parking enforcement person but has not rendered an opinion on the matter as of yet. The current policy primarily relies on an honor system by which members of the community are strongly encouraged to be courteous to their neighbors and abide by these rules.

Non-compliance may result in warning notices documented with photos, followed by possible fines, to owners of those vehicles repeatedly parking in spots designated as "RESIDENT" not displaying a Birch Pointe branded hang-tag.

Cooperation with these rules is expected of anyone residing in or visiting the community.