

# FIVE FOUNTAINS CONDOMINIUMS

Priority Property Management

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## Parking Policy

Effective 03/1/2022

Pursuant to the Bylaws of the Association, dated October 9, 1975:

The Board of Directors “shall have the powers and duties necessary for the administration of affairs of the Association and for the operation and maintenance of the condominium project”

The Board of Directors hereby have formally adopted the following policies related to parking within the boundaries of the Association.

### **Restrictions**

The following vehicles and vehicle conditions are not permitted within the Association:

- Inoperable Vehicles: expired registration tags, part of all of a vehicle on blocks, jack stands or the like, visibly disabled and unable to move on it’s own propulsion, vehicles with flat tires or other evidence of inoperability.
- Commercial Vehicles: vehicles over 1-ton
- Boats, trailers of any kind, recreational vehicles of any kind, personal vehicles weighing over 1-ton and any type of style of storage vehicle (POD-type or non-motorized storage container)

Vehicles used for moving personal property are allowed for the express and immediate purpose of loading and unloading. Such vehicles may not remain unattended for longer than 1-hour.

Any vehicle towed as a result of being a Restricted Vehicle is subject to immediate tow at the vehicle owner’s expense.

### **Association Responsibilities**

- The Association will maintain and paint-stripe all parking spaces within the Association.
- The Association will identify and so mark all spaces that are reserved as fire-lanes and all other paved sections of the Association as necessary and prudent.

### **Parking Spaces**

- Every unit within the Association is allowed two (2) Resident Parking Passes. Those passes may be used within their one (1) assigned (carport) parking space and then one (1) open / unassigned space.
- All resident vehicles parked within the Association must display a current parking permit sticker in the front passenger-side window.
- All un-tagged vehicles may only park within the Association 72- hours or less. If a resident has a guest for longer than 72-hours, they must apply for and receive an Extended Guest Pass from the Association Management Company 1-week in advance of the guest arriving.

**Occasions a vehicle may be towed from the Association boundaries:**

- Any vehicle parked within the community for longer than 72-hours without a resident parking pass or an Extended Guest Pass is subject to immediate tow at the vehicle owner’s expense.
- Any vehicle towed in violation of this policy is subject to immediate tow at the vehicle owner’s expense.
- Any vehicle parked in (or blocking) another resident’s assigned carport space may be authorized for tow by the assigned owner showing proof of assignment of space by providing documents containing proof of address. All expenses related to vehicle tow and recuperation will be at the vehicle owner’s expense.
- Any vehicle parked for any period of time in a fire lane, drive area, landscape, or any area outside of visibly marked spaces is subject to immediate tow at the expense of the vehicle owner.

All resident and guest pass requests are the exclusive responsibility of the owner of the unit or their assigned management company to request replacement passes.

All resident and guest pass requests must be made through and collected from the Association’s Management Company during regular business hours posted by the Management Company. Payment is due by check at the time the pass is collected.

**Parking Fee Schedule:**

- New Owner Parking Pass \$25.00 (this fee is for both passes allowed)
  - Replacement Resident Parking Pass \$25.00 / replacement pass
  - Extended Guest Pass \$15.00 / per extended guest pass
- \*Must be requested 7 days in advance  
\*May not be offered for longer than 7 days.

The Association engages with local tow companies to monitor the Association at various hours of the day or night. The Engaged tow company has the authority to tow any vehicle described in this policy pursuant to the timeframes set forth.

The Board of Directors have adopted this policy this 16th Day of January 2022 by majority vote as required by the Bylaws of the Association.