

Restricted Parking Policy

Effective 6/3/2022

Hembree Creek does not have an ideal parking situation for buildings 100 & 200. Unfortunately, there is nothing the HOA can do to create more parking spaces for either building. Therefore, due to the limited availability of parking, the Board adopted a Restricted Parking Policy for building 200 in 2010 and in 2016 for building 100. Buildings 300, 400 and 500 have ample parking in the large parking lot in the back of our community that is close in proximity to each building. Therefore, there is no need to implement a restricted parking policy for these buildings.

The Board is implementing an updated restricted parking policy for buildings 100 & 200 that serves to make the language, and thus the policy, easier to understand. This policy will supersede any other published restricted parking policy that precedes it. This policy goes into effect June 3, 2022. The purpose of the restricted parking policy is to assure that each unit in both buildings 100 and 200 are guaranteed the use of one (1) parking space per unit in front of their respective breezeway. These spaces are not assigned to a specific unit.

In order to accomplish this objective, the Board has implemented the following policy.

- As a reminder, only two (2) vehicles per unit are allowed per our governing documents regardless of what building you reside in. Both vehicles must be registered and display the proper color hangtag on the rearview mirror, based on location, when parked onsite. Fortunately, many units only have one (1) vehicle so that helps a lot as we don't have sufficient space for all units to park two cars onsite plus have visitors.
- **Building 100:**
 - The spaces marked "Resident" in front of building 100 allows one (1) vehicle per unit to park in a space close to the breezeway. Your vehicle must be registered with the HOA.
 - A **orange hangtag** issued by the Board is required to be displayed on the rear view mirror in order to park in any space marked "Resident" in front of building 100.
 - If you have an onsite resident living in your unit with a second vehicle, it needs to be registered with the HOA and display a **green hangtag** while parked onsite in an unmarked space. Your second vehicle cannot park in a space marked "Resident".
 - The unmarked spaces may be utilized for registered second vehicles & guests of building 100 as well as residents utilizing the pool.
 - There are several signs in front of building 100 warning that vehicles may be towed if not in compliance.

- **Building 200:** If you are standing in the street facing building 200, there are spaces marked "Resident" on the left end of the building by the 1st breezeway (breezeway A / located closer to the pool). There are also spaces marked "Resident" on the right end of the building by the 2nd breezeway (breezeway B / located closer to the dumpster). Note: The parking areas referred to as the 1st breezeway (breezeway A) and 2nd breezeway (breezeway B) are separated by a landscaped island in the middle with a streetlight.
 - **Breezeway A (left end of building / closer to the pool):**
 - The spaces marked "Resident" allow for one (1) vehicle per unit to park in one (1) of these spaces. Your vehicle must be registered with the HOA. These spaces are designated for units 201-202, 211-214 & 221- 224 only.
 - A **blue hangtag** issued by the Board is required to be displayed on the rear view mirror in order to park in one of the spaces marked "Resident".
 - If you have an onsite resident living in your unit with a second vehicle, it needs to be registered with the HOA and display a **green hangtag** while parked onsite in an unmarked space. Your second vehicle cannot park in a space marked "Resident".
 - Unfortunately, there are only four (4) unmarked spaces on the far left end that may be utilized by registered second vehicles as well as guests of building 200 breezeway A only. You can also utilize the large parking lot in the back of the community for guests and second vehicles.
 - There are several signs in front of the building for breezeway A warning that vehicles may be towed if not in compliance.
 - **Breezeway B (right end of building / closer to the dumpster):**
 - The spaces marked "Resident" allow for one (1) vehicle per unit to park in one (1) of those spaces. Your vehicle must be registered with the HOA. These spaces are designated for units 205-206, 215-218 & 225-228 only.
 - A **red hangtag** issued by the Board is required to be displayed on the rear view mirror in order to park in one of the spaces marked "Resident".
 - If you have an onsite resident living in your unit with a second vehicle, it needs to be registered with the HOA and display a **green hangtag** while parked onsite in an unmarked space. Your second vehicle cannot park in a space marked "Resident".
 - The unmarked spaces may also be utilized for your guests. There are spaces that wrap along the right end of building 200 so there should be ample spaces for second vehicles and guests.
 - There are several signs in front of the building for breezeway B warning that vehicles may be towed if not in compliance.
- **Buildings 300, 400 & 500:** All of these units are to display a **green hangtag** for their primary as well as any secondary registered vehicles. There is not a restricted parking policy in effect for these buildings.

- **Visitor Parking:** It is the responsibility of the unit owner to make sure your visitors, maintenance vendors and contractors comply with the restricted parking policy and park in the appropriate spaces. They may also park in the large parking lot in the rear of the property. There are usually several empty parking spaces on the other side of the dumpster.
- **Large Trucks or Trailers:** If any unit owner is moving or needs a large truck or trailer for any reason, please notify our property manager in advance. There have been numerous times when multiple parking spaces have been used to park large trucks or trailers. Permission is needed in advance to park these types of large trucks or trailers on the property. Our property manager will let the unit owner know the best place to park and notify other residents if it's necessary to move cars to accommodate them. No overnight parking is allowed for large trucks or trailers without advance approval from the Board.
- **Vehicles with company logos:** No vehicles with company or commercial logos/markings are permitted to park overnight on the property without advance approval of the Board.
- **Deliveries:** Unfortunately, we don't have enough spaces to designate some spaces just for delivery drivers. We realize there will be times when quick deliveries are made by UPS, Fedex, USPS, Amazon, Grubhub, Postmates, Uber Eats, Instacart, etc... Most delivery drivers park in the street right behind the parked cars. They are usually only here for a quick minute to run your dinner, groceries or packages to your unit and don't cause much of an issue generally speaking.
- **New Vehicles:** If you sell your car, please retain your hangtag to place in your new vehicle and contact our property manager ASAP to fill out a new form with your new vehicle information.
- **Replacement hangtags:** If you lose your hangtag, a replacement may be purchased for \$10. A new one will be assigned to you and recorded for your unit, deleting the lost one from your record.
- **Violations:** If a vehicle is parked in a space marked "Resident" without the proper color hangtag (based on location) displayed on the rear view mirror, the UNIT owner will incur a violation fine and/or have that vehicle towed at the VEHICLE owner's expense. The first violation will incur a \$50 fine; 2nd violation will incur a \$100 fine and vehicle may be towed at the vehicle owner's expense. Any future violations, the fine will be doubled (3rd offense fine will be \$200) and vehicle will be towed at vehicle owner's expense. The Board and/or property manager may conduct onsite inspections as often as necessary to insure compliance with this policy.

The Board does not want to have to police the parking area. If it's reported, we have to act on it. Please save us all some time, money and unnecessary frustration and adhere to the parking policy. We like being friends with our neighbors so please don't put us in the position of having to be the bad guy.

Thanks in advance for your cooperation,
Hembree Creek Board of Directors