

02/24/2020

To: Stanton Farms Townhomes Association Homeowners  
From: Board of Directors

**Please Note:** As has been stated numerous times in the past, it is the responsibility of the unit owner to inform their tenants or visitors or contractors, etc., that are parked in common area parking, of these parking requirements.

Effective May 1, 2018, it became necessary that ALL vehicles parked in the marked parking spaces would require a permit that needed to be hung on the rearview mirror.

The attached Parking Monitor Notice has changes since the December 16, 2019, notice that was mailed to all homeowners, and the following details those changes as well as additional explanations.

What will remain the same is that visitors parking in the “Short Term Visitor Parking No Overnight” spaces will not require a permit. The 3 permit types remain the same - *assigned* for a vehicle of a resident of a unit without a garage - 1 per unit – no charge; *resident* for any vehicle belonging to someone who lives here and parks that vehicle outside in an unassigned common area parking space (\$25 per vehicle); and *visitor* for a **visitor** parking in an unassigned common area parking space.

The green *Assigned* permit will be replaced with an orange permit for the unit address and not a specific vehicle. (The permit will only allow parking in the designated spot for that unit.) This suggestion was made by a homeowner who felt this would free up common area parking and would allow a family member/visitor to use the assigned spot when the resident in the unit may not be parking in that assigned spot. Any vehicle parking in an assigned spot would need the orange permit for that unit and only one orange permit will be issued per unit.

The red *Resident* permit will be replaced with a brown permit with a limit of 2 per address. (The permit must be in the vehicle for which it is registered – the vehicle description and license plate number must agree with what is on file at KC and Associates.) If a new vehicle is purchased, it will need to be registered at KC and Associates at a cost of \$25.

A new Registration Form needs to be completed before the new permit will be issued. This form needs to be requested from KC & Associates, completed and returned to KC & Associates no later than March 18, 2020.

There will be no charge for the replacement of existing valid permits. Board Members will come to your home to make the exchange or owners can go to KC & Associates office or come to the March 9<sup>th</sup> Board Meeting to make the exchange.

The maximum number of *Resident* permits per unit is 2.

The maximum number of *Assigned* permits per unit is 1. (Only for those units without garages.)

The maximum number of permits per vehicle is 1.

There will be a \$50 charge for any replacement of lost or misplaced permits.

The “Short Term Visitor Parking No Overnight” designated spots are to be used for parking between 6 AM – 10 PM only. No parking between 10 PM – 6AM.

A *Visitor* permit for a specific vehicle is only good for a maximum of a 2-week period without interruption. The visitor permit must be fully completed, placed on the dash of the vehicle, and a copy submitted to KC and Associates as indicated on the permit. Failure to follow this procedure could result in a barnacle.

No “stored” vehicles are allowed in common area parking.

Please do not misuse the “Short Term Visitor Parking No Overnight” designated spots. A visitor is NOT someone who lives here.

**The “Old” red or green permits will not be valid after March 31, 2020. Any vehicle with the old permit after March 31, 2020, will be subject to a barnacle.**

After allowing time for homeowner comments and careful consideration, this is what residents are being asked to do to make the limited parking more accessible and available to residents and visitors alike.