



Community Parking Rules

Please be advised that violations of these parking rules may result in towing of vehicles at the owner's expense.

Vehicles include, but are not limited to, cars, trucks, vans, SUVs, motorcycles, motorbikes, mopeds, and recreational vehicles such as golf carts and all-terrain vehicles (ATVs). ALL vehicles parked anywhere in the community, must bear a current, valid tag. Vehicles that have an expired tag (30 days after the month of expiration) and are parked in an unassigned community parking space, will be towed at the owner's expense.

The garage and driveway of each Pottsburg Crossing unit are designated as unit parking spaces and provide residents with at least 2 parking spaces. Units with longer driveways can accommodate 3 vehicles. There are 24 unassigned parking spaces throughout the community that are available for use according to the following parking rules. **There is no guarantee that there will always be a community parking space available. If there is not available parking at the unit or in the community parking spaces, it is the resident's responsibility to arrange for alternate parking that does not include parking on the street, sidewalk or grass.**

At no time is parking allowed on the sidewalk or grass. Violations will result in towing without warning. Vehicles PROPERLY parked in the unit driveway that extend onto the sidewalk are not subject to being towed. As a courtesy, temporary parking on the street is allowed for no more than 15 minutes during daylight hours (sunrise to sunset). Vehicles that are parked on the street during daylight hours for more than 15 minutes are subject to being towed without warning. Vehicles parked on the street after sunset are subject to immediate towing without warning.

NEW RESIDENTS: Individuals that begin residing in Pottsburg Crossing on July 10, 2017 or later, must park all resident vehicles at their unit. If a unit has more vehicles than the garage and driveway can accommodate, the unassigned community parking spaces cannot be used for parking. Resident vehicles are required to be registered with the Association and display a BLUE resident decal in the rear window of the vehicle.

CURRENT RESIDENTS: Individuals residing at Pottsburg Crossing with resident vehicles registered with the Association before July 10, 2017, must continue to comply with the Vehicle Limits Policy that became effective January 17, 2014. Resident vehicles are required to be registered with the Association and display a RED resident decal in the rear window of the vehicle. The following stipulations apply as of July 10, 2017:

Only resident vehicles registered before July 10, 2017 may park in the unassigned community parking spaces in accordance with the Vehicle Limits Policy below. The number of resident vehicles each unit is allowed to park in the unassigned community spaces cannot be increased on or after July 10, 2017.

If a unit with more than 2 resident vehicles registered before July 10, 2017, reduces the number of resident vehicles on or after July 10, 2017, the number of vehicles allowed to park in the unassigned community spaces will be reduced and cannot be increased.

VEHICLE LIMITS POLICY EFFECTIVE JANUARY 17, 2014 (FOR INDIVIDUALS RESIDING AT POTTSBURG CROSSING WITH RESIDENT VEHICLES REGISTERED BEFORE JULY 10, 2017)

The number of vehicles each resident is allowed to park in the unassigned parking spaces throughout the community is limited to the number of licensed drivers residing in each unit as follows:

- 1) **1 licensed driver residing in the unit with 1 or more vehicles – Must park at their unit, none allowed in the community parking spaces.**
- 2) **2 licensed drivers residing in the unit with 2 or more vehicles – Must park at their unit, none allowed in the community parking spaces.**
- 3) **3 licensed drivers residing in the unit with 3 or more vehicles – Only allowed to park 1 vehicle in a community parking space AFTER FIRST PARKING ALL OTHER VEHICLES AT THEIR UNIT.**
- 4) **4 licensed drivers residing in the unit with 4 or more vehicles – Only allowed to park 2 vehicles in the community parking spaces AFTER FIRST PARKING ALL OTHER VEHICLES AT THEIR UNIT.**

Any vehicle violating the Vehicle Limits rule will be ticketed. A 2nd violation will result in towing without further warning at the owner's expense.

Proof of Residency: Effective September 12, 2014, units that have 3 or more licensed drivers residing in the unit and are parking in a community parking space, must provide proof of residency for all licensed drivers. Acceptable proof of residency must include the resident's name with a Pottsburg Crossing address, such as a driver's license, vehicle registration, voter registration or utility bill. A name on a lease is not acceptable.

1. No resident may use their garage for storage making it unusable for parking. Residents may not store personal property in a garage and then park personal vehicles or guest vehicles in the unassigned community parking spaces. **1st violation – ticket; 2nd violation – towed at owner's expense.**
2. Residents' vehicles must be registered with the Association and display a resident parking decal in the rear window of the vehicle. Residents parking in the unassigned community parking spaces without having a valid decal in the rear window will be in violation. **1st violation – ticket; 2nd violation – towed at owner's expense.**
3. **Guest Vehicles: Effective September 12, 2014** any Pottsburg Crossing resident that has a guest visiting is responsible for providing the guest with a Guest Parking Pass. **The parking pass is available on the community website – www.pottsburgcrossingcondos.com.** Any vehicle belonging to a guest of a Pottsburg Crossing resident must display this parking pass on the dashboard in clear view. The unit number and expiration date must be displayed on the pass or it is invalid and the vehicle will be subject to ticketing or towing. **If there is available parking at the resident's unit, the guest must park there before using a community parking space. Any guest vehicle parked in a community parking space that does not have a valid guest parking pass on the dashboard in clear view will be ticketed on the 1st violation and towed without warning if a 2nd violation occurs.**
4. No vehicle may be "stored" in the unassigned community parking spaces. Vehicles that are not driven for more than 3 days must be parked either in the unit's garage or driveway. **Vehicles that have been parked in the unassigned community parking spaces for more than 3 days will be ticketed and towed at the owner's expense if not moved within 24 hours of being ticketed.**
5. If 2 vehicles are parked in the driveway of a unit, there must be sufficient space to park both vehicles without any part of a vehicle protruding into the street or on the grass. **Vehicles may not park sideways or diagonally in the driveway of a unit. 1st violation – ticket; 2nd violation – towed at owner's expense.**
6. NO motor homes, trailers, recreational vehicles, boats, campers, or commercial vehicles may be parked on the premises unless fully enclosed in the garage. **1st violation – ticket; 2nd violation – towed at owner's expense.**
7. No maintenance or repair shall be done to any vehicle parked anywhere in the community. **1st violation – violation letter, 2nd violation – certified letter, 3rd violation – fined.**

If you have any questions, please contact The CAM Team at 278-2338 or via email at:

pottsburgcrossingcam@comcast.net