

# **Ravens Roost Parking Agreement**

Approved with amendment 10-3-16

## **Parking Philosophy:**

Parking at Ravens Roost is limited, and is not designed to accommodate oversized vehicles or more than 2 vehicles per unit. We encourage households with less than 2 vehicles to let the community use their extra space as guest parking. Because of our limited parking for guests and visitors, we discourage long term static storage of extra vehicles on site. Keeping derelict (in-operable), unsightly, uninsured, or unregistered vehicles on Ravens Roost premises is highly discouraged. Our intent is to have guest spaces open for visitors dropping by for a quick visit or a few hours.

Realizing that we all enjoy a variety of recreational activities and the vehicles that go along with them, there are no restrictions on what type of vehicle each member can park in their designated Limited Common Element spaces, so long as it fits inside the limits of the LCE space and doesn't block access to neighboring spaces. Please consider storing seasonal vehicles offsite to allow for additional guest parking spaces.

## **Parking rules:**

Your vehicle must fit within the limits of your LCE and not impede your neighbor's access.

All vehicles parked outdoors should be able to be moved for snow removal as needed. If you cannot move your vehicle when the lot is plowed (or arrange to have it moved for you), you are responsible for clearing the snow left around your vehicle.

Households with more than 2 vehicles are encouraged to work out long term parking arrangements with households who have less than 2 vehicles.

The loading zone is unassigned, but available as needed for workers, deliveries, staging for RV trips, etc. We encourage residents to be mindful of other's needs when using this space. If conflicts arise, a time limit may be imposed.

## **Guest parking:**

Guest spaces on RR property will be marked with a guest parking sign.

Households can let their unused outdoor space be used as guest parking by putting a guest parking sign at the front of their space. When they want to reclaim their assigned space, they can remove the guest sign, and anyone occupying the space will have 24hrs to move.

Guest parking use is limited to 7 consecutive days, and is intended for the use of short term visitors. Residents expecting guests should let them know that they may park only in spaces marked as guest parking, or in street parking.

Overflow vehicles may use available street parking in the neighborhood. Residents with regularly scheduled visitors, such as personal care attendants, housecleaners, etc, are

encouraged to use street parking rather than have the regular visitor occupy a guest parking space on a prolonged or regular basis.

### **Information and Enforcement:**

The Building and Grounds Team will supervise parking, including guest parking signage, keeping a list of all vehicles parked on site by residents, and keeping extra vehicle keys for residents who are out of town (so the vehicles can be moved for snow removal or emergencies).

Any resident or guest who doesn't abide by the parking rules above will be:

1. Kindly reminded of the policy verbally or via written note on the vehicle
2. Approached by a member Building and Grounds Team for discussion
3. Asked to participate in a mediated session with a Ravens Roost facilitator to achieve resolution
4. Towed if mediation fails or if unwilling to participate in mediation
5. Vehicles blocking fire lanes or building access may be towed immediately, after an attempt at verbal notification

### **Accessible Parking:**

There are 4 outdoor spots designated as accessible. Any resident legally requiring use of these spots can temporarily trade their assigned outdoor parking space for an accessible one. The accessible space will be marked with that resident's unit number (if the accessible space is needed for more than a week), and the resident's Limited Common Element space will become guest parking for as long as they occupy the accessible space.

It is requested that the 3 feet next to the garage doors be left clear for a walkway between garage bays when possible.

### **Special Events:**

Ravens Roost will need extra planning for special events, to accommodate guests arriving at our site. With advance notice, one option is for residents to move their open parking space vehicles to street parking sites several blocks away for the duration of the event. Arranging for extra parking at nearby sites (Equestrian Park, Northern Pacific Academy, Fred Meyers, etc) may be possible, either for guests to use, or as a place for residents to temporarily park their cars during the event.

### **Background information:**

The residential streets surrounding Ravens' Roost are public; therefore, we have as much right to park on them as do the other home owners in the area. However, if we abuse this right by taking up a lot of spaces right in front of their homes, which they would like to use, we may trigger complaints to the city. If the city receives enough complaints and interprets those complaints as valid, they can require us to build an

additional parking lot on our own land within 60 days. This would come at great expense, and require the cutting of more trees to make room on the southwest side of our property. So please use good judgment when parking on adjacent residential streets — be considerate of our neighbors. We can also be required to construct the additional parking lot if our vehicles encroach on emergency access lanes, so please be mindful about leaving them open.

Each unit owner owns one garage bay and one outdoor parking space, per Alaska statute. To permanently reassign spaces or garages will require sign off from mortgage holders, owners, and a refiling of the Condo Plat. The best case scenario is that we will do this only once, when phase two is built.

The goals in assigning spaces to units were to 1. link accessible garage or outdoor spaces with accessible units (2A, 2C, 2E, 2G, 2I, 2K, 2L, 3B, 3D, 8C – those units with 5% grade access without steps, and a ground floor bedroom), 2. minimize walking distance from unit to parking for all residents, 3. minimize reassignment of garage spaces between phase 1 and phase 2, and 4. accommodate resident's requests. Garage spaces need to be reassigned after phase 2 is built to allow the most accessible garage spaces - in the eastern most garage - to be assigned to the most accessible units - in the south atrium.

Parking in front of the workshop garage doors was designated guest parking to allow easier access to the workshop doors.

The 36th garage bay will be used to house snow plow, snow blower, carts for hauling groceries to units, or other common uses.

This Agreement will be revisited 6 to 12 months after move-in, and yearly thereafter, to make any adjustments needed to maximize friendly and respectful use of our community's parking facilities.