

Stony Ridge Condominium Association Policy Statement

Policy Number: SR13

Policy Title: Motor Vehicle Parking Regulations

Policy Adopted: August 2002

Policy Revised: April 2018, February 2019, November 2020

Policy Statement: The Board has been instructed by the City of Rochester's Police Department that "**No Parking**" signs must be installed at both the North and South ends of Churchill Circle on the inside of the curve. The reasoning is because of the topography and the curve; the sight distance in these areas is very limited which increases the possibility of vehicular and pedestrian accidents. It has also been determined that parking in these areas would negatively affect the easy access to those areas in the community by Fire and other Emergency vehicles.

Other Parking Regulations:

- 1) Vehicles belonging to the co-owners must be parked in the co-owner's garage. Each unit has a two [2] car garage; it is required that the co-owner's vehicles will be stored in the garage. Co-owners will not store materials in the garage in amounts that precludes the storage of the co-owner's vehicle in the garage.
- 2) Each unit's driveway can accommodate a minimum of two [2] parked vehicles. The driveway parking is for temporary vehicle parking only. Vehicles parked in the driveway will not interfere with the smooth flow of traffic on Churchill Circle.
- 3) Units 19, 20, 21, 22, 23, 24, 51, 52, 53, 56, 57, 58, 95, and 96 have longer driveways and can accommodate the temporary parking of more than two [2] vehicles which compensates for any lack of street parking.
- 4) All units in the community other than those indicated above have at least one street-side parking space which can be occupied on a temporary basis.
- 5) Eighty-two [82] units have at least five [5] parking spaces, and fourteen [14] units have more than five [5] parking spaces.
- 6) Under no circumstances will a vehicle be parked in such a fashion that it prevents co-owners from being able to access his/her driveway.
- 7) No vehicles will be allowed to park on any turf area in the community.
- 8) Vehicles are not allowed to be parked in front of or adjacent to the mail kiosk other than when mail is being dropped off or being picked up.
- 9) Only personal, non-commercial vehicles may be parked in the community unless they are parked in the co-owner's garage. Vehicles such as trailers, snowmobiles, motorcycles, RVs, boats, and campers are not allowed to be parked in the community unless they are parked in the co-owner's garage.

- 10) Any unlicensed vehicle[s] must be stored in the co-owner's garage, and only then, if it does not prevent the lawful storage of a licensed vehicle from being stored in the co-owner's garage.
- 11) Motorhomes, RVs and campers may be parked in the co-owner's driveway for a maximum of twenty-four [24] hours to accommodate the loading and unloading process.
- 12) Co-owners are responsible for informing their guests of proper parking protocols when visiting.
- 13) Failure to comply with the parking rules can result in the ticketing and/or towing of the vehicle by the Rochester Police Department at the owner's expense.
- 14) The Board at its discretion has the authority to suspend enforcement of any of the regulations included in this policy for a limited amount of time. To gain a suspension the co-owners must make a written request explaining the reason for the suspension, the rule and/or rules they wish suspended, and the estimated amount of time the rule suspension will last. The Board will notify the co-owners if their request has been granted, and of any variations from what they requested and what the Board has approved.