

Oak Bridge Condo Association

New Parking Process

Frequently Asked Questions

The Board would like to address some frequently asked questions regarding the new #8 Parking process in effect August 1, 2014. This rule can be found in the updated Rules and Regulations. The complete Rules and Regulations document can be found and printed off the Oak Bridge website www.oakbridgenh.org.

1. Why did the Board change the parking at Oak Bridge?

The parking situation at Oak Bridge has become a problem for our residents. Many people working late come home to no available parking spaces. There are 51 parking spaces in each of buildings 2 + 3. There are 184 outside parking spaces. We now have more cars registered at Oak Bridge than available spaces. All vehicles must be registered with the property management company or risk being towed at owner expense.

2. I had 2 parking spaces deeded when I bought, why did you take away my 2nd outside parking space?

Only inside garage spaces can be deeded to a unit. No outside parking spaces can be included in an owner's deed; therefore no deeds contained outside parking spaces. The 2nd outside, numbered parking space was removed to be fair to all residents who do not have a garage space. In addition, many 2nd outside numbered spaces were registered to units who in fact have only 1 vehicle. Each unit now has 1 allocated space, whether in a garage or outside. Each parking spot is allocated only to RESIDENTS of Oak Bridge.

3. When I bought I was told if I have a 2-bedroom unit, I get 2 parking spaces.

Many owners were told this fact by previous management companies. This was an untrue statement, caused much confusion with owners and was unfair to 1-bedroom units. There are 144 2-bedroom units and 36 1-bedroom units at Oak Bridge. This means we would need 288 available parking spaces for 2-bedroom units and 36 available parking spaces for 1-bedroom units. A total of 324 parking spaces would need to be available if this scenario were true. There are physically only 286 parking spots on property, 4 of which are handicap spaces.

4. With my 2nd outside space gone, where do my visitors park?

All visitors to Oak Bridge must park in the Visitors area in front of the Club House. We no longer have the luxury to "save" spaces for occasional family or friends who visit a unit as we do not have enough space for our current residents to park.

5. I have more than 2 vehicles on the property. Why has this not been an issue before?

According to the Declaration, 4th Amendment dated 5/25/2006 (page 38), states "No Unit Owner shall be permitted to use or occupy more than two (2) parking spaces at any time." At no time was it legal to have more than 2 vehicles on property. The Board now has to strictly enforce this rule to be fair and equal to all owners as we no longer have enough space available for our current residents.

6. I have a garage space but do not live here. Why can I not park in my deeded space?

An owner is not prevented from parking in their deeded garage space. All garage spaces (except one) are deeded to a specific unit. Those who reside in a unit are to use the space deeded to that unit. If an off-site owner uses their garage spot, then that unit's tenant must park, illegally, in an outside spot and run the risk of being towed. This was not a problem in the past when we had enough open spaces available.

7. Why aren't there more "visitor" spaces? We don't seem to have enough.

The Board was only able to allocate so many "visitor" spaces as to not take away spots from those living at Oak Bridge with vehicles registered with the Management Company. The Board realizes there may not be

enough “visitor” spaces. The Board’s priority is to all owners and residents who live at Oak Bridge. Like any other community, if there are no parking spaces, one must park off-site.

8. Where do I park my motorcycle?

Motorcycles will not get parking stickers. Because motorcycles are seasonal vehicles, you must park your motorcycle in your assigned vehicle spot, in effect sharing your vehicle spot with your motorcycle. Motorcycles must not park in a “P”ermit-only spot so as to take up a valid vehicle spot. Please do not park any motored vehicle on your patio or deck as this is prohibited by City Fire Code. The Board will be looking for small areas around the property where motorcycles can park and NOT take a full vehicle spot. If available, we will mark these spaces with “MC” for motorcycle. Motorcycles are no longer counted toward a unit’s 2 vehicle limit BUT must be registered with the property management company in case of an emergency.