

Parking at Oak Bridge



OakBridge Board
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To: OakBridge Board
Cc: BishopREM@hotmail.com



Good Morning Oak Bridge Owners and Tenants,

With the summer over and school back in session, winter is not that far away. We have had a large number of new owners and tenants moving in over the summer, making us very short on parking spaces for our residents. There are currently only 2 spaces remaining for the number of vehicles registered with the Association, not counting handicap and visitor spaces.

The board and management company will be increasing our policing of vehicles on property, tagging and towing when appropriate. Please note the tagging and towing will occur without further notice.

ALL VEHICLES PARKED ON PROPERTY must be registered with the Association and have a valid OakB parking sticker displayed on the vehicle where indicated on the website, unless parked in the visitor lot. All vehicles parked in the garage, in a numbered spot or in a “P”ermit spot **MUST** have a valid OakB parking sticker.

We have enclosed the rules regarding parking at Oak Bridge for your review.

Regards,
Board of Directors
Bishop Real Estate Management 880-6464

Rules and Regulations - Parking

7. **VEHICLES.** No owner shall be entitled to maintain more than (2) vehicles within the Condominium grounds at one time. No snowmobiles, mobile homes, campers, boats, trailers or other terrain vehicles will be parked or allowed to remain within the Condominium complex. Temporary parking of such vehicles must be approved by the Board of Directors. The request can be done in writing and may be granted under extenuating circumstances on a temporary basis only.

8. **PARKING + PARKING LOTS.** Modified by BOD 3/15/18

a. Each unit is allocated one (1) marked parking space on the property, whether in the garage or outside parking area. The maximum of two (2) vehicles may be allocated to any one (1) unit, must belong to a unit resident and must be registered with the Condominium. (Declaration, Fourth Amendment, IV. Parking)

b. All resident vehicles parked on property must be current in registration and inspection and in running condition per City of Concord.

- c. All vehicles must display a valid parking permit sticker as defined on the unit information form directions in order to park in a "P"ermit or assigned parking space.
- d. All vehicles must park in their assigned space first. Units with two vehicles may interchange parking in "P"ermit or assigned space as needed.
- e. Visitors must park in designated "Visitor" space. Visitor parking is marked and can be found in front of the Club House. No parking stickered vehicle may park in "Visitor" or "Reserved" marked spaces (see exceptions below). If "Visitor" space is full, visitors must park off site.
- f. Old parking hang tags are no longer honored and are considered invalid.
- g. Motorcycles, mopeds, scooters are allowed on property and must be current in registration and inspection. Said vehicles are to park in/share the unit's allocated parking space so as to not take a full parking space on their own. These vehicles must be registered with the Association and do not need a parking sticker. Patios/decks and other common areas are not valid parking spaces. Motorcycles must be parked in a numbered spot and must share that numbered spot so as to not take an entire parking space. Motorcycles cannot be parked in a "P" space so as to take up the entire parking space.
- h. Lost garage access keys will be replaced at a cost of \$75 and new parking stickers will be replaced at a cost of \$10, charged to owner's account. i. Every owner's and resident's cooperation is requested in parking in your allocated spot, both inside and outside, at all times so as to maximize the availability of "Permit" spaces for unit resident with approved, stickered second vehicle.
- j. Cars illegally parked in any parking spot without properly displayed sticker may be subject to towing without notice at the owner's expense.
- k. Towing - All vehicles parked in numbered or "P"ermit spaces have a valid parking sticker. Towing of vehicles parked at Oak Bridge may occur at anytime, without notice for any of the following reasons:
 - i. Any vehicle parked in the Fire Lane (City of Concord ordinance)
 - ii. Stickered vehicles parked in VISITOR designated spaces
 - iii. Non-stickered vehicles parked in "P"ermit or numbered spaces
 - iv. All vehicles parked at Oak Bridge must be registered, inspected and operable
 - v. Any vehicle or motorcycle parked in non-designated parking spaces (ex. behind dumpsters/buildings, on the lawn, etc.)
 - vi. Motorcycles parked in a non-numbered space or taking up a full vehicle parking space

Stickers should be displayed on the rear (not windshield or side window), driver-side window (either top or bottom). Stickers placed incorrectly may be missed and vehicle may be towed. All towing expenses are the vehicle owner's responsibility.

Any vehicle displaying a legal HANDICAP plate or hang will not be towed unless there is a snow emergency. We ask Handicap vehicles please park in designated Handicap areas if at all possible.

PARKING LOTS - There is NO skateboarding, scooter riding, bicycle riding, roller blading, roller skating, hover board riding or any other mode of transportation other than vehicles and motorcycles allowed on any of our parking area, road ways, sidewalks or any landscaped areas. Please note signs are posted on property stating such.

PARKING EXCEPTIONS - Any vendor or person(s) doing business for the Association, making deliveries, picking up items, meetings or making repairs; may park where necessary (except in someone else's assigned spot). Such parking is allowed for the duration of completing Association business. Parking on landscape or in fire lanes is not allowed at any time for any reason.

VISITOR PARKING - Any vehicle parked in visitor lot over 2 weeks is no longer a visitor but considered a resident unless prearranged and preapproved by BOD. Vehicle seen consistently parking in visitor lot for more than a 2-week period without Board approval is subject to immediate towing.