



HeatherRidge Umbrella Association
Parking Plan Outline

- I. Purpose: Create a plan designed to alleviate the lack of parking throughout the property.
- II. Considerations:
 1. The property was established in an era where having more than one car per household was not common, and thus the property inherently has less parking than modern HeatherRidge residents require.
 2. This plan would apply only to residents who do not have private driveways for parking (i.e. exclusive of StoneyBrook and Cambridge).
 3. The plan must be flexible enough to allow residents the liberty to own automobiles without restriction without negatively impacting HUA parking availability.
 4. Condo and Townhome garages are residential association responsibility. We cannot “force” residents to use their garages.
 5. Assume that other than Stoneybrook and Cambridge, most of the other dwelling units throughout HeatherRidge are intended to house 1 smaller familial unit per dwelling only.
- III. Rules:
 1. The registration and parking policy is applicable to all vehicles owned by all HUA residents and visitor vehicles except for StoneyBrook and Cambridge.
 2. Any vehicles parked on the common surface parking must display a registered sticker or a valid visitor slip during the hours of 10 PM to 5 AM.
 3. This policy and rules are in addition to already pre-existing HUA parking rules.
 4. The deadline for registration and compliance will be November 30, 2019.
 5. “Commercial or fleet” vehicles in excess of one per residential unit, must be parked in the Main Rec Center Lot nearest to the Manchester/Leonard intersection.
 6. Every other year, each residential unit will be given 2 free parking stickers provided by the HUA will be numbered and either color coded by years or dated.
 7. Additional “excess” stickers for passenger, non-commercial are available at a cost of \$100 for the third vehicle, \$250 for the fourth and \$500 for each additional vehicle registered thereafter. Commercial or Fleet vehicles in excess of the free allotted sticker per unit will require a \$500 fee per vehicle.

8. Each resident will also receive a booklet of 10 free visitor parking slips that must be taped to the interior of the vehicle windshield. Unless otherwise approved by security, visitor parking slips are to be dated with the dates of visit and will only be valid in that specified time. The "visitor" parking slips are intended to be displayed on all visiting vehicles to be parked in HUA common lots from 10 PM to 5 AM.
9. Additional vehicle stickers can be obtained at no cost from security or the Umbrella office.

IV. Administration:

1. Issuance of the sticker slips and the initial database maintenance will occur at the Umbrella Office by the HUA admin staff ongoing incidental updates will be made by the Security Office.
2. Registration forms can be obtained at both the HUA Office and the HUA Security Office.
3. Registration forms will be kept on file at both offices.
4. It is the duty of the unit owner to maintain current information on file.

V. Enforcement:

1. The policy will be enforced from 10 PM to 5 AM daily.
2. These rules will only be enforced on HUA common area parking only, not garages or private driveways.
3. First infractions will result in a warning to be issued.
4. Second infractions and any thereafter after 30 days of first warning, will carry a fine per the HUA Rules and Regulation fine policy.