

Glen Oaks Master Condominium Association Year-Round Parking Rules for the MAIN ROADS, Fire Lanes, & Walkways

PLEASE NOTE: *In addition to these rules, the annual snow-removal policies and procedures will be distributed separately. During snow storms, those rules prevail.*

Glen Oaks has approximately 1,000 parking spaces to accommodate all resident, visitor, handicapped, and Clubhouse parking. At the time of its construction, most units had one (but not more than 2) vehicle(s), so parking was considered by the Town of Newington to be adequate for the size of our complex.

Accommodating the growing parking needs of a community of 462 units has been a challenge for some time due to an increase in the number of cars per household, lack of sufficient visitor parking, and the current configuration of parking lots to Buildings. Unfortunately, efforts to increase the number of physical parking spaces are hampered by lack of land, money, and local/state ordinances.

The Glen Oaks Master Association (through the former working agreement) enabled each individual Association to designate two (2) parking spaces per household to address its parking needs. To those who continue to park in their designated spaces, we thank you. The Master Association will continue to allow ON-STREET parking (except in Fire Lanes and walkways throughout the complex) as approved by the Town Fire Marshal. The rules detailed below are meant to DISCOURAGE resident parking on the MAIN ROADS to allow sufficient Visitor parking.

Definitions Glossary	
Clubhouse parking lot	All parking spaces in the lot adjacent to the Clubhouse
Daytime Parking	Allowable MAIN-ROAD parking between the hours of 6 a.m. and 2 a.m. (refer to the RULES below)
Fire lanes / No-parking Zones	Areas marked by yellow curbs or yellow-painted grids as mandated by the Town Fire Marshal
MAIN ROADS	<ul style="list-style-type: none"> CYPRESS ROAD - Begins at the KITTS LANE entrance and continues over the speed bumps up to the Cottonwood Road extension (the sign reads "Cypress Road ends") COTTONWOOD ROAD - Begins at BACK LANE and continues over the speed bumps—includes the Cottonwood Road extension (first right turn)—then passes the Clubhouse, continuing around the bend up to the 3-way stop intersection of Cottonwood and Cypress Roads
Overnight Visitor Parking	Allowable MAIN-ROAD parking between the hours of 2 a.m. and 6 a.m. (refer to the RULES below)
Parking lots	The areas where residents are assigned to park and include the access passageways leading into the lots. Each of the 7 associations has rules that govern their lots and have their own method of administering identification for visitor parking within those lots and access passageways.
Residents	Person(s) residing at Glen Oaks having resident or renter status.
Visitor	A non-resident (guest) of Glen Oaks
Visitor Passes	Identification placed on the dashboard (or hangtag) in a visitor's vehicle that clearly and boldly displays the unit address being visited (i.e., " 999 Cypress ")
Walkways	Areas marked by white-painted grids

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Responsibilities	
MASTER Association	<ul style="list-style-type: none"> Is responsible for the oversight of parking rules applicable to the MAIN ROADS and Clubhouse parking lot. Oversight includes all fire lanes and walkways. Is responsible for posting and marking all fire lanes and walkways. Is responsible to communicate the established rules to the designated towing company and hold them accountable to follow those rules. Is responsible to notify the property management companies of rules established with the towing company. <p>NOTE: the Master Board does NOT reimburse for towing expense. For reimbursement, negotiations must be made directly between the vehicle owner and towing company management.</p>
Individual Associations	Are responsible to set rules/guidelines for their respective parking lots and the access passageways leading into those lots. Each association will continue to distribute visitor passes as appropriate.
Residents	Are responsible to abide by the rules set forth by the Master Association as well as their individual Associations.
Towing Company	<ul style="list-style-type: none"> Adheres to the rules set forth in the signed Agreement. If the towing company is not compliant, the Glen Oaks Master Association reserves the right to terminate the Agreement. It is the responsibility of the towing company OWNER to sign and enforce the towing Agreement. The Towing Company is required to provide proof of the violation by taking a minimum of 2 pictures including the date/time.

Rules	
Daytime Parking	<ul style="list-style-type: none"> Visitors are allowed to park on the Main Roads between the hours of 6 a.m. and 2 a.m. (a Visitor pass is not required during this time). Parking in fire lanes or walkways is prohibited at all times per the order of the Town Fire Marshal. Vehicles in violation of this Town rule are subject to a fine (ticket) and/or being towed at the vehicle owner's expense.
Overnight Parking	<ul style="list-style-type: none"> Applies ONLY to visitors of Glen Oaks. A visitor pass is required between the hours of 2 a.m. and 6 a.m. The visitor pass (or hangtag) MUST be clearly displayed on the driver-side dashboard (or rear-view mirror) of any vehicle on the MAIN ROADS. The visitor pass MUST identify the address of the UNIT being visited.
Clubhouse lot parking	<ul style="list-style-type: none"> General visitor or resident parking is NOT allowed in the Clubhouse lot except for the following: <ul style="list-style-type: none"> Resident vehicles visiting the pool (during its hours of operation only) Resident/visitor vehicles attending Clubhouse functions or events No vehicles are allowed to park in the Clubhouse lot between the hours of 2 a.m. and 6 a.m. [**except for seasonal snow-removal contractor vehicles]

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Rules	
Grace Period for Loading/Unloading	Only Visitors are allowed to park on the MAIN ROADS with the appropriate visitor pass clearly displayed. Residents who are loading/unloading in any fire lane for a period of no longer than 15 minutes with emergency flashers ON <u>are doing so at their own risk of being fined by Newington Police/Fire Marshal and/or being towed at the vehicle owner's expense.</u> PLEASE NOTE: Per the order of Newington ordinance 404-14: "Parking restrictions; penalties for offenses: No person shall park or permit to stand a motor vehicle in a fire lane which has been established in accordance with this article except when loading or unloading at which time such motor vehicle shall not be unattended. Any person violating this section shall be fined not more than \$100. The registered owner of a motor vehicle shall be presumed to be the operator of such vehicle."
"Towable" violations	<p>Vehicles will be towed at the sole expense of the vehicle owner for any of the following:</p> <ul style="list-style-type: none">• Parking in any designated fire lane or walkway ANYWHERE on the Glen Oaks grounds• Blocking access to dumpsters during collection hours• Unauthorized parking at the Clubhouse parking lot (between the hours of 2 a.m. and 6 a.m.)• Weather permitting, visitor parking on the MAIN ROADS between 2 a.m. and 6 a.m. WITHOUT A VISITOR PASS clearly displayed• Vehicles parked on the MAIN ROADS in violation of the Glen Oaks snow-removal regulations distributed annually (i.e., if it is actively snowing and/or roadways are still being cleared regardless of time of day)• Vehicles not parked in the direction of the flow of traffic