

Lake Mary Park Estates **Parking Lot Policy and Rules**

The city of Flagstaff does not allow overnight street parking from November 1 through April 1 (City Ordinance 9-01-001-003). Between those dates, vehicles parked on Flagstaff city streets between the hours of 12 midnight and 7 AM may receive a parking ticket.

To help our neighborhood comply with this city ordinance Lake Mary Park Estates has two community parking lots that provide additional off the street parking spaces. There are not enough parking spaces for everyone to use them at one time.

This parking policy was developed to provide for a fair and equitable use of the lots. All homeowners in good standing with the HOA shall be issued two parking permits per household which will allow their vehicles to be parked in the community parking lots. A home owner may pass them along to their renters.

Homeowners that are delinquent in payment of their annual homeowner dues assessments are not eligible for any parking permits nor are they allowed to park in the Association's parking lots. Any delinquent homeowner's vehicle(s) may be subject to immediate removal at owners expense if parked in Association parking lots.

RULES:

1. The use of available parking spaces is on a first come first served basis. There is no priority parking nor may a particular space be claimed.
2. All vehicles parked in the Association's parking lots must display a valid parking permit issued by the Association.
3. Without exception, the only vehicles that may be parked in the Association's parking lots are non commercial passenger cars, vans, SUVs and pick-up trucks. Commercial vehicles, flat bed and box trucks, RVs, boats and trailers of any kind are specifically prohibited. Vehicle accessories such as snow plows or power lifts cannot be stored in the common parking lots. If you are in doubt about a vehicle type being allowed to use the parking lot ask the board of directors in writing.
4. Only current legally registered vehicles displaying valid license plates may be parked in the Association's parking lots.
5. The community parking lots are not intended for long term vehicle storage. Any vehicle parked in one of the lots may not remain parked continuously in a single parking spot for more than 15 days. It must be moved at least once during that time and be in a different parking space.
6. Vehicles that are in violation of any of the above stated Rules 1-4 are subject to removal by a towing company 24 hours after the towing company notes the violation. The towing company will place a notice of violation on the driver side window. If the vehicle is still in violation 24 hours after the notice is placed on the window it will be removed from the community parking lot.

7. Vehicles must park only in designated parking spaces and only occupy a single space. If your vehicle is parked in a non-designated location or taking up more than a single marked parking spot you will be asked to re-park the vehicle.
8. Under no circumstances may the Association parking lots be used for repair or maintenance of any vehicle.
9. The association is not responsible for any theft or damage to any vehicle parked in the community parking lots. We advise that you do not leave valuables in plain sight.
10. The Association and/or the Towing Company acting on behalf of the Association will provide signage in each parking lot providing the following information:
 - Private parking lot for use by residents of Lake Mary Park Estates and their guests only.
 - All vehicles must display valid parking permit and are subject to the association parking regulations.
 - Vehicles not in compliance are subject to being towed at the owners expense.
 - For additional information contact Front Door Realty of Northern Arizona, LLC at 928-774-1190.
 - Contact information for the towing company if the vehicle is towed can be found on the signs located in the parking areas.