



Overlook Parking Requirements

December 13, 2021

Guest/Visitor Cutouts/Street Parking Rules (As stated in the CC&Rs executed on April 20, 2016):

The Overlook HOA continues to receive numerous complaints regarding parking issues in our community, with particular focus on non-resident vehicles parked in the Guest/Visitor Cutouts ("cutouts"). The purpose of this document is to inform all residents of the rules and penalties concerning parking at the cutouts and on the street.

First, in order for a non-resident vehicle to be parked in the Overlook Community cutout the non-resident vehicle owner must be an actual "Visitor"/"Guest" to the Community. The Visitor/Guest must actually be staying in a resident's home or engaged in activities with that resident. Parking at cutouts is not allowed if a non-resident is traveling or otherwise not engaged with a resident in some activity. For example, a non-resident who is traveling out of town or attending a local event or activity without the resident **MAY NOT** leave their vehicle in Overlook cutout for any amount of time. In addition no visitor/guest can park their vehicle in Overlook cutout *exceeding an AGGREGATE of 4 days in any 30 day period* without prior permission from the HOA (obtained through Christa Musgrave, our property manager at AAM).

Second, a Visitor/Guest may park on the street **ONLY** if resident's driveway is insufficient to accommodate Visitor/Guest vehicles and for not longer than an aggregate of 6 hours within any 24 hour period. If parking in the street, avoid parking adjacent to, or opposite from, neighboring driveways and the mailboxes.

Third, resident vehicles should be parked in their garage (preferred) or driveway, but are prohibited from being parked in the cutouts, as the cutouts are for Visitors/Guests only. Vehicles parked in driveways shall not extend into the street or block the sidewalks in either a horizontal or vertical direction.

Fourth, RVs, pickup campers or alike are prohibited from being parked anywhere in the Overlook Community (not allowed in driveway, street or cutouts).

Penalties and Actions for violating parking rules:

The following revised fine status is effective immediately:

- Level 1 - Warning ticket left on vehicle stating vehicle is in violation and must be moved within 24 hours
- Level 2 – If vehicle not moved within 24 hours of initial violation warning resident receives a \$50 fine
- Level 3 – If vehicle not moved within 48 hours of initial violation warning resident receives an additional \$100 fine each day the vehicle is not moved.

Please direct any questions or special requests to Dustin Snow, Overlook Property Manager at SPS.

Overlook Board of Directors