



Monteray Shores Homeowners Association

Monteray Shores HOA Use of HOA Parking Lots Policy

The Board of Directors has approved as Board policy that for a trial period from April 1, 2021 to September 15, 2021, owners may apply for a permit to park a vehicle overnight in the community parking lot on Drifting Sands Drive per the following:

1. A maximum of two permits per lot may be issued if a need can be documented.
2. If a property is in a rental program, the owner must first establish a need for additional parking and then each lease holder must document a need based on the number of vehicles in the rental party.
3. Permits will be issued electronically through the Clubhouse.
4. Owners who rent the property and have established a need must indicate which weeks a permit will be used by the owners and which weeks will be designated for renters.
5. Permits are vehicle specific and non-transferable. Both owners and renters must register the car(s) that will be using permits.
6. Owners of rental properties are responsible for arranging for renters to receive the permits.
7. Cars parked overnight without a permit are subject to towing at the vehicle owner's expense.
8. Vehicle owner assumes all risk. MSHOA is not responsible for any damage, theft, or injury that occurs while using the lot.

WHEREAS Monterey Shores HOA owns four parking lots: Marsh Landing Pier, Clubhouse complex, boat launch area, and the lower 800 block of Drifting Sands Drive.

WHEREAS the first three lots were designed for accommodating users of the amenities located there and will remain dedicated for that purpose.

WHEREAS a substantial number of the properties in Monterey Shores were built by the original developer and designed without adequate parking.

WHEREAS the needs of the owners with inadequate parking need to be balanced with the needs of the community to maintain a safe and consistent appearance, control trespassing and address potential illegal activity in the community lots.

THEREFORE, the Board of Directors has adopted the above policy and subsequent clarifying information on a trial basis.

CLARIFYING INFORMATION

Owners with non-rental properties may use the Drifting Sands lot on a first-come, first served basis as needed for parking of cars and trucks(pick-ups, vans, and SUVs), if they can verify that the number of paved parking spaces on the lot is inadequate for the number of household cars and occupancy (number of bedrooms) of the house. The lot may not be used to park vehicles prohibited by section 9.18 of the restricted covenants. Use of the lot must be based on need and not mere convenience. For example, owners should not use the lot to create a play area on the driveway or because it is inconvenient to move stacked cars parked on the driveway. To ensure that these criteria are followed, the HOA will issue owners up to two parking permits that will be vehicle specific for said owners to display in their vehicle while parked overnight on the lot. The lot may be used for member's temporary guests, subject to approval via the aforementioned application process. Vehicle owners assume all risk for using the lot and MSHOA does not accept any responsibility for damage, theft , or injury that occurs while using the lot.

Owners with non-rental properties who do not apply for, or have not been previously granted, permits but have temporary guests, thereby requiring additional temporary parking, may apply as above for a limited time permit to accommodate temporary guests on a first-come, first-served basis. Vehicle owners assume all risk for using the lot and MSHOA does not accept any responsibility for damage, theft , or injury that occurs while using the lot.

Lease holders of rental properties may use the Drifting Sands lot on a first-come, first served basis as needed for parking of cars and trucks(pick-ups, vans, and SUVs), if they can verify that the number of paved parking spaces on the lot is inadequate for the number of household cars and occupancy (number of bedrooms) of the house. The lot may not be used to park vehicles prohibited by section 9.18 of the restricted covenants. Use of the lot must be based on need and not mere convenience. For example, renters should not use the lot to create a play area on the driveway or because it is inconvenient to move stacked cars parked on the driveway. To ensure that these criteria are followed, the HOA will issue owners up to two parking permits that will be vehicle specific for owners to convey to renters to display while parked overnight on the lot. Vehicle owners must register their vehicles with the Clubhouse electronically on check-in or risk towing. Vehicle owners assume all risk for using the lot and MSHOA does not accept any responsibility for damage, theft , or injury that occurs while using the lot.

Permits will be issued electronically through the Clubhouse. Owner applicants will fill out a needs-based application and email to the Clubhouse at msclubhouse88@gmail.com. The Clubhouse manager will review the information provided and determine if and how many (up to two) permits to issue. Those issued to non-rental property owners will be for the duration of the trial period. Those issued to rental property owners will be weekly. Rental property owners must notify the

Clubhouse manager of the name of their lease holder(s), which weeks are designated for renters and which weeks are designated for owner use and are responsible for conveying the permits to their rental guests.

All access to use of the lot by permit holders shall be on a first-come, first-serve basis. During the trial program, the Architectural Standards Committee (ASC) shall enforce the program for the use of the lots. Misuse by owners or their guests may result in the voiding of an owners permits and a ban from use of the lot. Violators parking overnight on the lot without a permit shall be subject to towing of their vehicles without prior notice and at the violators risk and expense. Owners are reminded that they are responsible for ensuring that their guests comply with all the HOA's rules and regulations. At the end of the trial period, or sooner if necessitated by misuse complaints, the Board of Directors may extend, revise, or restrict the policy as they deem appropriate.