

The Summer Bay HOA Board of Directors have approved and adopted a new set of rules and guidelines for parking within the Summer Bay community. The primary goal of these updates is to provide a better parking experience for the residents in our community. The updated rules were posted for review online, and we have discussed and revised the proposed changes in our a number of HOA board meetings prior to adoption. We have received a lot of feedback from many of you and we appreciate all of your suggestions.

Based on your feedback, we have identified a number of parking issues that the new parking policy intends to solve.

**Parking at night** - As you would expect, our surface lots are primarily at capacity late-evening and overnight. Parking during the day is rarely an issue, but how many times have you come home late and could not find a spot? The new rules enforce parking permits for these evening peak times only. During the day there is open parking. As long as the surface lots are under-utilized, visitors and residents alike can use the lot.

**Number of vehicles per unit** - Each unit is allowed to park two vehicles in the community. One vehicle in their garage, and another in a surface lot space. We have just enough surface lot spaces for every unit to park one car, but surface lot spaces are not guaranteed. Your only guaranteed parking spot is your garage.

Spaces are not evenly distributed between all of the buildings. Some of our lots often have open spaces, even at night, while other areas are consistently full every evening. Because of this, some lots may seem under-utilized during times permits are enforced. We cannot fairly allocate more than one pass to any units and still ensure the lots do not exceed capacity. The Southeast lot has more spaces than the number of adjacent units, so this is a good place to look if other lots are full.

We understand the inconvenience this causes for some families, especially those with more than two drivers. We ask that any residents with only one vehicle to be open to allowing a neighbor with more than two adult drivers borrow your pass. Please contact IPG if you have a pass to share or you are looking for an extra pass. We cannot guarantee extra passes are available, but the HOA may be able to help facilitate an exchange. Keep in mind this only affects vehicles parking overnight.

**Previous Passes** - Previously each unit was assigned two parking passes, one resident pass and one visitor pass. These passes are no longer valid and can be discarded. The new permit is the only permit valid for overnight parking and is assigned for the unit to use on any car. We no longer require registering your car using the permit.

**Visitor Parking** - Under the old policy, each unit was assigned a visitor pass. For some people this system worked really well, but for many households this was difficult to manage regular visitors such as cleaning crews, service professionals and family members. Many passes were

lost or forgotten when visitors left. Also, we found that during the day many visitors were parking on Quail Creek when there were plenty of open parking spaces. This not only causes a safety issue but also disrupts traffic along the street, especially with competing traffic from McKay Lake Park.

Some residents were also using the visitor permits to park a third car, which was in violation to the parking rules. In some cases, this was difficult to enforce and greatly impacted their immediate neighbors.

The new visitor parking spaces allow for any visitor to use the lot at any time, space permitting. Visitors do not need to be concerned with borrowing a permit. The number of parking spaces in our lot allow for 1-2 visitor spaces in each area with enough remaining spaces for every unit to regularly park one car. In most areas, with a few exceptions, the visitor parking will be the first spot to the right or left of each entrance to each of the four lots.

In late evenings, when our lots are typically nearing capacity, residents will be able to use any open visitor spots as overflow parking after 8:00 PM if the lots are otherwise full. This **should not** be necessary if each unit is really only parking one vehicle in the surface lots, but the option exists to ensure that our lots are primarily utilized by residents in our community. Please leave visitor spots open for visitors at all other times.

**Park Traffic** - Many residents have observed people using our community as overflow parking for the new McKay Lake Park. We will be enforcing a “No Public McKay Park Parking” policy which limits parking only to those visiting our community. New signs will be clearly posted to clearly discourage parking for park goers. If you observe people using our lots to visit the park, please contact IPG to report it.

**Garages** - Each unit has one garage for the use of the residents of the unit. Per our governing documents, garages cannot be used for commercial use and cannot be conveyed separately from the unit. We encourage residents to use their garage as their primary parking, especially those with more than one vehicle.

**Fees and Costs** - The primary goal of this policy is to provide a safe and fair parking experience for all of the Summer Bay community. We are NOT intending this policy to provide additional revenue for the HOA or any outside vendors. As with any policy, it is only effective when it is enforced, as is evidenced by the recent frequent overcrowding of the lots in previous months since enforcement of the old parking policy was suspended. We will work hard to enforce the policy in the most cost-effective way while ensuring the best possible experience for our residents and their visitors. We welcome any feedback if this enforcement becomes a burden for any residents and visitors using the lot appropriately.

Please contact IPG with any questions. Thank you!

- Your Summer Bay HOA Board