

JEFFERSON CONDOMINIUM GARAGE, STORAGE, AND PARKING SPACE USE POLICY

Last updated 02/25/2019

The lower and upper parking levels are for the exclusive use of owners or tenants, for parking motorized vehicles and bicycles in parking spaces belonging to the unit owner. Owners may permit non-resident family members, guests, or small delivery vehicles to use their parking spaces only while visiting the owner or tenant. Owners and tenants are responsible for ensuring that only they and their family members or guests access the garage. Owners and tenants may permit other owners and tenants (and, by extension, their non-resident family members, guests, or small delivery vehicles) to use their parking spaces. Owners shall take care when entering and exiting the garage to ensure that no unauthorized individuals enter the garage.

Unauthorized Parking.

No vehicle may protrude from its deeded plat dimensions so as to hinder access to another parking space or a vehicle passage in the garage. There shall be no parking in any areas outside marked and numbered parking spaces.

Short-term parking in the loading zone in the upper garage is permitted within the posted hours ONLY for the transfer of items to/from the elevator with the driver close by, or for moving vehicles during authorized moves. Contractors, vendors, and repairmen are prohibited from parking in the loading zone, except as authorized by the management company.

Vehicles blocking parking spaces or left unattended in the Common Elements in the garage are subject to towing and storage at the vehicle owner's expense. Owners or tenants are responsible for having unauthorized motor vehicles towed from their owned/assigned space(s). Per Section 7.6(g) of the Bylaws, trailers, truck campers, motorcycles, boats or boat trailers, or other recreational vehicles or trucks rated as one ton or more are not allowed by rule, but may be considered on a case-by-case basis via a written request to the Board of Directors.

Items Other Than Motor Vehicles Allowed in Parking Spaces.

1. Bicycles may be mounted in an Owner's parking space in accordance with the attached Bicycle Parking Policy, as approved by the Board of Directors.
2. Per the First Amendment to the Declaration (December 9, 2009), "Subject to applicable governmental regulations, except for Parking Units PU-9,32-34 and 45-51, wall mounted, over car hood, storage lockers not exceeding 3 feet high, 2 feet deep and 7 to 8 feet wide may be installed in Parking Units, provided that the fire sprinklers are not blocked by the storage locker, any storage equipment has been approved by the Board of Directors and no hazardous substances may be stored without the prior written approval of the Board."
3. Small, collapsible shopping carts or strollers may be stored within parking spaces, so long as they are stored in their collapsed form and do not cause vehicles to protrude from their parking spaces, which generally extend to the end of the white stripes, but are described in full detail in the plat map and individual deeds.

Any vehicles or items in the garage are kept there at their owners' risk. Care shall be taken by owners/tenants to ensure that their belongings are properly stored and secured.

Approval of Storage Lockers and Bicycle Racks

The Board of Directors designates the Building and Grounds Committee as the approval authority for storage lockers and bicycle racks. Owners who would like to install storage lockers or bicycle racks shall contact the Building and Grounds Committee to begin the approval process.

Items Prohibited in Parking Spaces.

Motor oil, gasoline, and other hazardous chemicals are prohibited from being stored in the garage, even within approved storage lockers. Other items that the Fire Marshall disallows are also prohibited. Other items must be stored in an approved storage locker.

The Board of Directors shall require removal of any inoperative vehicle, or any vehicle in an extreme state of disrepair, or any other equipment or item improperly stored in parking units. A notice will be posted to the vehicle or item. The owner/tenant will be given ten (10) days to remove the vehicle or item, or present a response or explanation to the Board. If the Board receives no response after ten (10) days, the vehicle or item will be considered abandoned. The Board may, in its discretion, disposition the vehicle or item, up to and including disposal.

Leaks, Oil Spills, and Cleaning.

Automobiles and motorcycles will be maintained to prevent oil and other fluids from leaking onto any part of the Common Elements or Unit parking spaces. Oil drip pans may be used only temporarily until the leak problem is repaired. Leaks of fluid from motor vehicles will be repaired at the owner's expense within 30 days of the date when the Owner is informed of the problem.

After 30 days, the Board of Directors may authorize cleaning and will charge the expense to the unit owner.

The Association provides for periodic cleaning of the garage. A notice of planned cleaning will be distributed by the management company. Owners and tenants must ensure that their vehicles are removed from their parking spaces during the cleaning period.

Owners are responsible for cleaning any oil or other spills within their parking space, or any spills that originate in their parking space and extend to other parking spaces or common elements. Vehicle repair and maintenance is prohibited within the parking garage.

Enforcement of Rules. Violations of this policy should be reported in accordance with the "Enforcement of Rules and Fines" policy.