



Policy for Overflow Parking

See Rules & Regulations Section 9 E ii

- I. Location**
 - a. The fenced area on the south side of the park entrance road, formerly known as the commercial parking lot, shall be the "Overflow Parking" area. The area is for vehicles displaying an "Overflow Parking" permit only.
- II. Permitted Vehicles**
 - a. Cars
 - b. Pickup Trucks
 - c. RVs
 - d. Trailers (meeting the criteria of the Association).
 - e. Personal vehicles not able to comply with Association parking rules.
- III. Prohibited Vehicles**
 - a. Commercial trailers and box trucks (except moving vans) are not allowed.
 - b. No utility trailers, unregistered, abandoned, or ineligible disabled vehicles.
 - c. An eligible disabled vehicle is allowed only if repairs are minor* as determined by the management and it can be repaired in a maximum of four (4) days.
- IV. Permit**
 - a. A permit is valid for up to four (4) days, 96 hours. A permit may be renewed once in a thirty-one (31) day period. Any extension beyond that will require AERC approval.
- V. Towing**
 - a. Any vehicle not displaying a permit or a vehicle with an expired permit will be towed at the owner's expense. It is the owner's responsibility to keep track of how many days the vehicle has been in the overflow parking and the policy. The Association is not obligated to call before the decision is made to tow the vehicle.
- VI. Condition of Parking Area**
 - a. The overflow parking is offered as a convenience to unit owners and their guests. The association makes no guarantee as to the fitness of the area for parking or to the safety of the vehicles.

These areas are park at your own risk.

Overflow Parking – Rented Spaces

This is a sub section of the overflow parking policy governing the rental parking spots.

The intention of the AERC is to provide additional parking to residents that live on property who need parking solutions. Per the Rules & Regulations of Clarcona Resort, no more than two (2) vehicles aside from the RV may be parked on the lot overnight.

I. Permitted Vehicles

Vehicles must be owned by a registered resident. All vehicles must be operable, and their operators must be licensed, insured, and registered. Vehicle size is limited to the size of the spot it is being parked on.

- a. Cars
- b. Pickup trucks

- c. Utility trailers
- d. Boats on trailers
- e. RVs
- f. Commercial vehicles – Gross Vehicle Weight Rating (GVWR) of 26,000 lbs.

II. Prohibited Vehicles

All vehicles not expressly defined under “permitted vehicle” are prohibited.

III. Space Sizes

Pricing varies based on parking spot size. Price schedule is subject to change periodically by the Board of Directors.

- a. Standard size parking. Parking spaces on the left side of the lot are 10 ft by 20 ft.
10ft.x20ft. = \$100/mo or \$500 for 6 months (pre-paid)
- b. Large Vehicle Parking - Spaces on the right side of the lot are 10 ft. by 30 ft.
10ft.x30ft. = \$150/mo or \$750 for 6 months (pre-paid)
- c. Oversized Parking. Large spots in the back of overflow will 12 ft by 40 ft.
12ft.x40ft. = \$200/mo or \$1,000 for 6 months (pre-paid)

IV. Availability & Registration

Spots are first come first serve. *Initial spots will be leased one per resident until the association can properly assess demand.*

a. Renewals

Rentals must confirm renewal by the 25th of the month prior to expiration. If notice of renewal is not received, spot will be assumed to be vacated for following month and may be reassigned. The office will maintain a waitlist for interested parties and will contact residents in order of registration if a spot becomes available.

V. Lease/Rental Agreement

A signed rental agreement is required to secure a parking spot.

- a. Subletting is expressly prohibited.

VI. Payments

Payments will be made through the ONR application. Payments must be received no later than the 25th of the month prior to the lease start date.

VII. Maintenance

All vehicles must be in good repair, operational, and clean. *Revisit overflow parking policy on maintenance.*

VIII. Towing

Vehicles remaining in the spot after lease expiration will be towed. Owner of vehicle is responsible for all towing fees. If lessee fails to submit a renewal and the vehicle remains on the lot, the vehicle is subject to tow.