

NOVEMBER 12, 2019

MARRCREST HOMEOWNERS ASSOCIATION

TRAFFIC AND PARKING POLICIES

INTRODUCTION:

Homeowners' associations have an obligation and the stewardship and responsibility to regulate traffic and parking on private streets within the community for the benefit of the homeowners.

Marrcrest HOA has established and enacted fair and reasonable guidelines for traffic and parking including restrictions on traffic and parking. Every effort will be made to ensure that all homeowners are aware of the rules in place. All homeowners are responsible for ensuring all of their tenants', guests' and any workers are aware of and abide by these policies. All rules are to be enforced fairly and consistently. The Marrcrest HOA does have the ability to tow improperly parked vehicles after appropriate warning.

It is anticipated that good neighbor attitudes and actions will govern traffic and parking in Marrcrest. It is further expected that all will be governed by goodwill and kindness. These policies are in place to help guide us all.

1. MARRCREST STREETS:

The primary use of Marrcrest streets is for homeowners, tenants and guests' access and reasonable use. It is expected that homeowners, tenants and guests will abide by these parking policies and use utmost courtesy and civility in observing these traffic and parking policies.

Part of the primary use of Marrcrest streets is to provide unrestricted access for emergency response vehicles. Marrcrest streets are narrow, which requires all residents and visitors to work together to ensure unrestricted access by emergency response vehicles as well as homeowners, tenants, guests/visitors.

2. TRAFFIC AND PARKING:

These rules recognize that “one size” does not fit all. There are differing conditions and circumstances at various locations throughout the community of Marrcrest that limit access and available parking. These traffic and parking rules are intended for the fair and reasonable use by Marrcrest as a whole. Specific rules are identified for the unique and special conditions of specific areas and conditions, i.e., the townhomes. The rules also recognize that there are significant changed conditions over the years since Marrcrest was planned and came into existence. However, it is everyone’s task to make the very best of what we have.

The following are specific rules regarding traffic and parking:

- a) Safety is the highest priority and everyone’s business and concern.
- b) The speed limit in Marrcrest is 15 miles per hour and shall be strictly observed by all.
- c) All traffic warning and control signage such as blind intersection, children at play, etc. must be strictly observed.
- d) When parking on the street, every effort shall be made by the owners, tenants, guests/visitors, and workers, to park on one side of the street or staggered in such a way to allow unrestricted passage of vehicles and emergency vehicles. Parking on both sides of the street should be avoided.
- e) No vehicles shall be parked in a manner which unreasonably interferes with, or impedes, access to fire hydrants, driveways, mail delivery, walkways, etc.
- f) Campers, motorhomes, boats, trailers and other recreational vehicles are not to be parked within Marrcrest except for loading and unloading purposes. Such loading or unloading is limited to five (5) days.
- g) No overnight street parking of any vehicle is allowed.
- h) All rules and regulations will be applicable to the occupants of a townhome unit whether the occupants are the owners, renters or guests/visitors of the occupants. As applicable, owners are required to notify renters, guests and visitors of the parking rules and regulations, as well as locations of available parking stalls. Because of the very limited parking areas in the townhomes, occupants must exercise extra care and respect for others.

i) Resident Parking: Permitted and Prohibited Vehicles

- i. All vehicles must be parked legally and be properly licensed. "Properly licensed" is defined as having a valid state license plate with a current registration sticker for the state in which the vehicle is registered. No unlicensed vehicle of any kind, including but not limited to trucks, automobiles and/or motorcycles, may be operated on or parked on Marrcrest property. The use of golf carts is acceptable. Unlicensed vehicles operated or parked on the property are subject to towing.
- ii. All vehicles operated or parked within the community must be drivable. Vehicles with flat tires, cracked windows, excessive rust, etc. must be covered or housed in a garage.
- iii. No abandoned vehicle shall be allowed within Marrcrest. Abandoned vehicles shall mean any vehicle that has not been moved for more than 30 days.
- iv. All parked vehicles, including pickup and delivery vehicles, must always provide adequate maneuvering space for other vehicles. Any vehicle that is parked that impedes the normal flow of traffic on Marrcrest roads is subject to immediate towing at the vehicle owner's expense.
- v. With the exception of the townhome area (because of limited access and parking), trailers, boats, RV's, etc., may be parked on Marrcrest streets adjacent to owner's residence for up to five (5) days to accommodate loading, unloading, limited maintenance, etc. Parking must not interfere with full and complete use by Marrcrest residents and emergency vehicles.
- vi. No storage of boats, trailers or any other recreational vehicle is permitted in Marrcrest and is subject to towing after appropriate warnings.
- vii. Overnight visitor parking, shall be in homeowners' driveway or in a designated visitor parking stall.
- viii. For special events, hosting resident shall notify the Board Secretary who in turn shall notify all Marrcrest residents, for their general information. Parking shall be as designated in this policy to provide normal access for residents and emergency vehicles.

3. PARKING AREAS:

- a) Marrcrest streets are available for limited parking as herein defined.
- b) Whenever possible, all homeowner/resident vehicles shall be parked on homeowner/resident property.
- c) Driveways and other privately-owned areas are private parking areas. They are designated private and owners are responsible for their maintenance and repair. They shall be kept in good repair.
- d) Garages are intended for parking vehicles, not for storage or other uses/activities that preclude daily, normal vehicle parking. Garage doors shall normally be kept closed, except when owner or occupant is present. Garage doors shall be kept in good repair and working order.
- e) Areas designated and marked "Visitor" are owned and maintained by Marrcrest. They are designated and marked "Visitor" and are available for limited owner parking as well. Limited owner parking is defined as a maximum of thirty (30) consecutive days to accommodate construction and other special needs.

4. SPECIAL CONDITIONS:

- a) The townhome area is unique and therefore subject to special Traffic and Parking conditions and restrictions. The area in front of the townhome garages is not a driveway, but is part of the Marrcrest roadway system. It is not a parking area.

Residents of the townhomes are expected to govern themselves in the most "good neighbor" manner and courteous way. It is expected that townhome garages will be used for parking vehicles to the fullest extent possible.

5. MAINTENANCE AND REPAIR OF PARKING AREAS:

Marrcrest is responsible for the maintenance and repair of Marrcrest streets and parking stalls designated and marked “visitor.” Homeowners are responsible for maintenance and repair of their driveways and any private parking areas.

6. PENALTIES AND ENFORCEMENT:

Penalties and enforcement shall be in full compliance with the Utah State Code. The guiding principles for all penalties and enforcement shall be fairness, reasonableness and respectfulness.

- a) First time violations will be addressed verbally whenever possible.
- b) Second time violators will receive written warning advising of corrective action needed and possible consequences.
- c) Any violation beyond the second violation require immediate corrective action and financial penalties. The third violation will be \$25.00.
The fourth violation will be \$50.00.
- d) All subsequent violations within one year of the first written violation will be subject to a \$50.00 fine.
- e) Towing is considered an extreme action and is to be avoided if possible, but can and will be done if circumstances require it for the safety, health and welfare of Marrcrest residents, or any area of Marrcrest.

These Traffic and Parking Policies, dated November 12, 2019, supersede all prior Marrcrest policies of this nature. In the event of conflict with city, county, state or federal law, those agencies’ laws will govern.