Place One Condominium

Policy Statement

Date: **March 1, 2025**

Policy Statement: **24-34b**

Subject: **Parking Lot Renovation**

Introduction

This temporary Policy Statement, currently scheduled to expire July 31, 2025 will address some changes to policies that will need to be made during the Parking Lot/ Garage Renovation. The goal of this policy is to alleviate some of the inconvenience residents of Place One will endure during this project.

I. Offsite Parking

The garage that Place One has arranged for parking of residents' vehicles is located at 1851 N. Beauregard Street, Alexandria, Virginia 22311. This garage is managed by Colonial Parking. Keycards for this garage will be distributed to residents before each project phase begins.

A. One keycard will be given for each Place One parking spot that is registered to a resident
B. Replacement keycards will be charged according to Colonial Parking's rates.
C. Residents will be charged for keycards not returned at the end of the construction phase for their space.

II. Resident Parking passes

Residents will be allowed to park in a designated space for loading and unloading purposes only.

A. Parking will be limited to 15-20 minutes with a maximum of 30 minutes.
B. Residents will receive one pass per displaced parking space for the duration of the project. This will be placed in the car's dashboard when parked in the designated space to avoid being towed.

III. Shuttle

A shuttle will drive residents from Place One Condo front entrance to the garage and back. The shuttle will be available 24 hours, 7 days a week, 365 days a year. The schedule will be to pick up from Place One on the hour and half hour and to return from the garage at 15 and 45 minutes after the hour. Both availability and schedule may change at any time. Residents will be notified immediately of these changes before they go into effect.

A. No requests for intermediate stops or pick-ups will be allowed.
B. Animals will be allowed on the shuttle. They must be in a carrier or on a leash. Larger animals must be able to sit and/or lie down in between the seats. Smaller animals must either be on the floor or on a person's lap. Animals in carriers can be on another seat if there is room. Aggressive

behavior will not be tolerated, and the owner will be told to vacate the vehicle with the animal.

C. Residents will follow all directions from the driver. Failure to do so will result in being asked to leave the vehicle.

D. People must be allowed to disembark from the vehicle before others can get on.

E. Residents will vacate the first row of seats for handicapped, elderly or pregnant individuals.

F. Groceries, Packages and Luggage are allowed on the shuttle. These items should not block other residents from moving up and down the aisle or from seating if need be.

G. Pet owner are not only expected to clean up, but to pay the shuttle company a $75.00 sanitation fee if the animal makes a mess on the shuttle.

IV. Pets in the Lobby

In order to facilitate transporting pets, animals will need to be able to go through the lobby.

A. Confinement. Dogs must always be on a leash, harness or in a carrier. Any other animal must be in a carrier. Under no circumstances will any animal be allowed on the furniture in the lobby.

B. Waste. If the animal relieves itself while in the lobby, it is the pet owner's responsibility to clean up after the animal. Supplies will be provided in various places in the lobby.

C. Areas. Animals will not be allowed in the mailbox area, in front of the front desk and lobby seating area.

D. Behavior. The owners of animals are ultimately responsible for the behavior of their pet.

1. Incidents involving animals not in carriers that bite someone, or display any aggressive behavior, are probable violations. Any witnesses to incidents should file complaints at the Front Desk.
2. People should not approach any animal without getting express permission from the owner.
3. If someone expresses a need for distance, a pet owner must keep their animal at least 3 feet away from the person.

V. Bikes.

A. Storage. Bikes must be stored in the community bike racks, in the owner's unit or balcony, or in a storage bin during the time of the project.Bikes left in areas that are not designated storage will be moved to the Loading Dock for disposal.

B. Exiting and entry. Bikes will be allowed in the lobby to be transported to a unit or storage bin only.

C. Debris. Residents will be responsible for any debris resulting from exiting and entry.

VI. Traffic safety

A. Two-way traffic will occur in between the rows of parked cars when work is not being done on either half of the parking lot.

B. Speed limit will be set at 5 mph regardless of which half is being worked on.

C. Traffic will yield to all pedestrians at all times.

D. Residents and staff are also encouraged to submit a complaint at the front desk with date, time and as much information about the car (make, model, color, license plate) of any violations of traffic safety during this time.

VI. Inoperable Cars

For vehicles that are currently parked in the Place One parking lot/garage that cannot be driven to the parking garage:

A. Owners of said cars will be responsible for towing their vehicles out of the parking spaces by September 23, 2024 for Phase I and February 16, 2025 for Phase II.
B. Owners who would like to park in the garage rented by Place One must make arrangements with the General Manager for parking.
C. **Cars not moved by the deadlines in VII.A, will be towed to the towing company lot at owner's expense.**

VII. Changes to this document

The General Manager will have the ability to make changes to this document on an ad hoc basis. Both the Policy Committee and the Board of Directors must be notified of any of these changes, and both have the right to override these changes

VIII. Expiration

Aspects of this Policy Statement are continually evaluated as to necessity and effectiveness. Unless changed, rescinded, or extended by the Board of Directors, this Policy Statement expires on July 31, 2025.

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Valerie Spiegler, President
Board of Directors