Place One Condominium

Policy Statement

Date: **March 1, 2025**

Policy Statement: **25-04 (Replaces 23-04)**

Subject: **Parking and Vehicle Management**

I. Introduction

Every parking space at Place One is reserved for one or more specified purposes. This policy addresses parking issues associated with the management of resident, visitor, contractor, delivery, and all other vehicles.

Residents are responsible for a) following the policy and b) informing their visitors, contractors, and delivery personnel of applicable provisions. Failure to do so could result in towing at the vehicle owner's expense without warning or liability to Place One.

II. Front Circle, Driveway, Yellow Curbs

The circle and driveway at the front entrance, and any other yellow painted curb areas are designated “Emergency Vehicles Easements” by the City of Alexandria Fire Marshal. Parking in these areas, including visitors with a parking permit, is not allowed. Parking in these areas is subject to enforcement by the City of Alexandria and/or towing at the vehicle owner's expense without warning or liability to Place One.

III. Visitor Parking

A. Visitor spaces. Unless marked by an orange cone, visitor parking is available as follows:

1. **Main Driveway.** On the left and right entering Place One from Holmes Run Parkway prior to and at the very beginning of the front circle in spaces labeled "Visitor" on the asphalt. These spaces are available at all times.

2. **Loading Dock Driveway.** On the service driveway up to the Loading Dock in the spaces with numbered signs. These spaces are available from 5:00 pm to 1:00 am only.

3. **Disabled Space.** A parking space for a disabled visitor is available across from the building entrance. A valid disabled license plate or hanging tag must be displayed or the vehicle is subject to towing at the owner's expense without warning or liability to Place One.

B. Visitor vehicle registration and permits. All visitors' vehicles, including visitors to Lobby level commercial units, must be registered at the Front Desk (all days and all hours). Vehicles not registered, not displaying a permit when required, or displaying an expired permit when a permit is required, are subject to towing at the owner's expense without warning or liability to Place One. To ensure parking by visitors only, Place One may require a copy of the vehicle's state registration certificate and/or other form of identification.

1. **Permit Requirements.** In addition to registration at the Front Desk, visitor vehicles must display a valid parking permit on the dashboard during the following times: Every day 1:00 am - 5:00 am.

2. **Permit Periods.** Permits may be for 24-72 hours:

   a. Normal permits are valid for 24 hours

   b. Upon request to Management, a permit valid for up to 72 hours may be issued.

3. **Permit Limits.** Visitor Parking permits are issued per unit, and cumulatively, are limited to ten 24-hour issuances per month.

   Each 24-hour issuance, regardless of time, counts towards the permit limits. For example, a permit for 72 hours counts as 3 of the 10 limits for that car for the month.

4. **Exceptions.** Management *may* authorize longer term temporary visitor parking upon a resident's written request providing an explanation that justifies the need. Examples include care givers and others associated with providing a regular critical service to a resident during the timeframes outlined in Section III.B,1.

   a. Visitors granted such exceptions must still register their vehicle upon arrival and display a special permit provided by Management.

   b. These exceptions will not exceed six months.

C. Resident parking in visitor spaces is not permitted.

1. **Towing.** Residents may not park in Visitor Parking. Any permit issued to a resident is void and its display will not prevent towing at the owner's expense without warning or liability to Place One. Improperly registered vehicles are also subject to being towed at the owner's expense without warning or liability to Place One. In addition to a towing expense,

residents who violate this provision are subject to fines and loss of amenity use.

2. **Visitor swaps.** While residents may allow visitors to park in a resident's assigned space, the resident may not simultaneously use the Visitor Parking Permit to park in Visitor Parking.

3. **Exceptions.** Exceptions for residents to park in visitor parking can be made by Management as follows:

   a. **Reserved parking repairs.** To accommodate temporary maintenance, repairs, or other adverse conditions affecting a reserved resident parking space.

   b. **Enhanced Security.** To accommodate a resident's marked law enforcement vehicle.

D. **Enforcement.** Place One authorizes an independent Towing Service to tow vehicles in violation of the Visitor Parking policy. Towing is at the vehicle owner's expense without warning or liability to Place One.

IV. Loading Dock Parking

A. **Active loading and unloading.** Parking at the Loading Dock (access point for the freight elevator) is only allowed while loading or unloading. With the exception of vehicles associated with unit moves, parking for loading and unloading is limited to 30 minutes. The lettered/numbered spaces on the Loading Dock level are reserved and may not be used.

B. **Large Vehicles**. Vehicles too large for Visitor Parking must see Management for availability and parking instructions.

C. **Unit Moves.** See Policy Statement *XX-26 Freight Elevator Use* for information about using the Loading Dock and freight elevator.

V. Resident Parking

A. **Assigned spaces.** Residents may only park, or authorize others to park, in their own assigned space(s), whether owned or rented.

B. **Place One rentals.** On a month-to-month basis, Place One rents a limited number of community owned vehicle reserved parking spaces and one motorcycle space on the Loading Dock level to residents. See Management for current rates and availability.

C. **Co-Owner rentals and sales.** The Master Deed allows Co-Owners to sell their parking space, but only to other Co-Owners. Co-Owners may rent their space(s) to Place One residents under mutually agreeable terms. Co-Owners who sell or rent their space must immediately notify the Front Desk to ensure the Place One resident database is updated.

D. Resident vehicle registration. Residents must register their vehicle(s) and parking space(s), whether owned or rented, with the Front Desk. An accurate record in the Place One database may avoid towing.

E. Storage in spaces. Only bicycles and folding carts may be stored in reserved parking spaces provided they do not interfere with or endanger other vehicles or protrude into common space. See Policy Statement *XX-19 Bicycle Management* for information on storage rack options. All other items in reserved parking spaces are subject to disposal by Management without notice.

F. Motorcycles. Spaces may accommodate motorcycles, scooters or mopeds provided they are stored within the boundaries of the unit space without inhibiting other parking and/or causing vehicle(s) to extend into the common area.

G. Unauthorized parking in a reserved space. When a resident finds an unauthorized vehicle parked in their reserved space they should:

1. **Report.** Report the license plate number of the vehicle to the Front Desk which will attempt to notify the owner and if unsuccessful, may authorize towing if requested. Failure by the Front Desk to contact the vehicle owner does not make Place One liable for any damage or towing charges.

2. **Tow truck.** When required, meet the tow truck to identify the unauthorized vehicle.

VI. Driving Safety

Residents and visitors who fail to follow the safety rules do so at their risk, the risk of others and likely increase their liability in the event of an accident.

A. Speed. The speed limit on Place One property is 10 miles per hour and 5 miles per hour when conducting critical turns, i.e. garage level turns, etc.

B. Traffic patterns. Visitors and Residents must follow the designated traffic pattern arrows found on the pavement. The practice of “shortcutting” through parking spaces is not permitted.

VII. General Provisions

A. Washing and detailing of vehicles. Not allowed on the premises.

B. Maintenance and repairs. Not allowed for residents or employees except to jump start, change a flat tire, or "emergency service" calls from a *bona fide* automotive service company.

C. Prohibited vehicles. The Master Deed states, *"No junk vehicle or house trailer shall be kept on the Common Elements. No storage of boats, boating equipment, travel or camping trailers, or camping equipment shall be on the*

Common Elements…" Additionally, commercial vehicles are prohibited in resident's reserved spaces. Management may make an exception when the commercial vehicle serves as the only household vehicle and easily fits in the space.

D. Employee parking. Employees park in; a) unrented spaces at the Loading Dock, b) the community owned space A-1, as directed by management.

E. Orange cones. To respond to unusual circumstances, Place One uses orange cones and/or other barriers to control parking. Residents and visitors are not permitted to move them.

F. Electric vehicles. Place One does not currently accommodate the charging of electric vehicles on its premises.

VIII. Forms and Signage

Management may create forms and signage to implement this policy.

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Valerie Spiegler, President
Board of Directors