

Parking Policy for Simba Run – May 16, 2018

Basic Elements

- Any owner can do whatever they want with their assigned space, other than rent it to a third party who is not staying at Simba Run. Examples include: use it full time, keep it empty when not using it, lend it to an owner friend, or make it available for guest use.
- All visitors and owners will be required to check in at the front desk, where they will be issued a parking pass to be displayed on the front dash of their vehicle. Resident owners and LT renters will be issued a permanent rear window decal if desired. For safety reasons, front desk needs to know which units are occupied, in the event of emergency evacuation.
- Cars in the parking garage with no parking pass or owner's sticker/tag will be subject to tow. Prominent signage will inform vehicles that they are subject to such enforcement.
- Standard visitor overnight parking fee is \$15.00 per night. There is no charge for day/evening parking for authorized short-term Simba Run visitors, displaying a parking pass.

Parking spaces will be organized and marked as follows:

- Any owner may elect to make their space available for pooled guest use when they are not using it. Revenue generated from pooled spaces will go to those owners who participate in the pool. (Revenue from SRM owner spaces is currently pooled thru their rental agreement.)
- GUEST parking, marked with GUEST placards, will consist of all units participating in the parking pool, except when occupied by owner. Front desk will be responsible for ensuring that GUEST placards are removed or replaced appropriately each day.
- RESERVED parking, marked with RESERVED placards, will consist of the 10 unassigned spaces plus the 3 management spaces, with fees credited to parking pool.
- Short term day/evening visitors who do not stay the night, (e.g., dinner guests), will park in GUEST spaces at no charge, but must display a short-term parking pass.

Visitor parking will be assigned by the front desk as follows:

- **Owner family and personal non-paying guests:** Assigned the unit owner's space for free. Second car will occupy a GUEST space for free, additional cars, \$15 each.
- **SRM guests:** Park in GUEST spaces. First car charged \$15 by SRM. Fee for additional cars credited to the parking pool.
- **RBO guests:** Park in GUEST spaces. First car fee at owner's discretion. Fee for additional cars credited to the parking pool.
- **SRA and SRM staff:** Occupy a RESERVED space at no charge, or outside near the tennis courts if all RESERVED spaces are occupied.
- **Contractors:** Assigned to the owner's space for the unit they are working in, if available, or outside near the tennis courts if not.
- **Outside Housekeepers:** Park in GUEST space at no charge.
- **Long Term Renters/Resident Owners:** 1st car in owners assigned space, additional cars in RESERVED space, subject to fee structure outlined below.

Additional car parking for resident owners or LT renters:

- 2nd Car free, \$150/month for 3rd car during first year of parking policy.
- 2nd Car free, \$300/month for 3rd car after first year of parking policy.
- Trailers, RV's, etc. will not be allowed to park in the garage.

Allocation of Parking Fees:

- All fees generated from RESERVED spaces will be allocated to SRA. Funds contributed to the parking pool will be allocated to SRM and non-SRM pool participants in proportion to their participation in the parking pool.