



The Carol

To: Everyone, including all Unit Owners, residents, guests, sitters
From: The Carol Condominium Homeowners' Association
Re: Revisions to parking policy
Date: October 11, 2018

The congestion in the rear driveway area has worsened. On occasion there are so many vehicles parked in the curb lane that it's impossible for anyone to enter the driveway and must remain on Jackson Avenue.

After consulting with Carol and Leon, we have identified several reasons. Some people call for their vehicles before they are ready to leave, which causes vehicles to remain parked in the curb lane for extended time periods. Some drivers enter the rear driveway to drop something off and ask the valet to turn their vehicle around and park because "I'll only be a few minutes," but a few minutes turns into a much longer time period.

The Board considered several solutions to address this. We even considered – but rejected – the idea of no longer allowing calling for vehicles ahead of time. Instead, we are imposing very strict time periods.

Some highlights of the new policy:

- **No vehicles shall be parked in the curb lane of the rear driveway for more than ten (10) minutes. If you do not retrieve your vehicle after ten (10) minutes, the Board has directed the valets to return the vehicle to the garage.**
- **If you call for your vehicle but you aren't present when the valet brings it, the Board has directed the valets not to park vehicles by the door, but instead to bring vehicles as close to Jackson Avenue as possible. This allows persons entering the driveway to pull up to the doors.**
- **If anyone (including guests) enters the driveway to deliver something, the Board has directed the valets to park the vehicle and not to turn it around and park it in the curb lane or in the holding area.**
- **The Board has directed the valets not to bring vehicles down at a designated time on a daily basis after 7:00 a.m. Please inform your sitters.**

Even though most residents don't abuse the privilege and we know that sometimes people may be detained, the Board feels strongly that the new rules will greatly ease congestion in the rear drive.

Please closely review the attached Policy. If you have any concerns, please discuss these with Carol or a Board member. We thank you for your cooperation.

**The Carol Condominium Association
Parking Policy
Revised October 2018**

1. **Parking fee:** Each residential and commercial unit owner shall be entitled to rent one parking space in the Building's parking garage at a rate of Forty-Five Dollars (\$45.00) per month, subject to future adjustment. No Unit Owner or tenant shall have assigned parking spaces.
2. **Additional vehicle:** Each residential and commercial unit owner may rent one additional space, if space is available, for thirty-five dollars (\$35) per month (subject to future adjustment) on a first come, first-served basis.
3. **Commercial Unit Owners:** The Board shall consider requests by commercial unit owners to rent additional parking spaces and provide valet services, and shall have full discretion to grant or deny additional parking and/or valet service. Valet service provided to commercial unit owners shall only be in the rear driveway. However, commercial unit owners that currently have parking and/or valet service shall be entitled to maintain the same number of parking spaces and the same level of valet services for the duration of their respective leases. Parking privileges shall not be transferable to new unit owners or lessees, regardless of the terms of the lease or sale.
4. **Parking fees** shall be due monthly along with each unit owner's fees and assessments. If any amounts due by a unit owner are not paid when due, including any assessments and/or fees, said unit owner's parking privileges shall be suspended until all amounts which are due have been paid.
5. **Mardi Gras/Residential Unit Owners:** When a parade is scheduled to pass on St. Charles Avenue in front of the Carol Condominium building, each residential unit owner shall be entitled to one additional parking space on a first come, first served basis. Parking and valet services may be limited during parades and immediately before and after parades.
6. **Mardi Gras/Commercial Unit Owners:** When a parade is scheduled to pass on St. Charles Avenue in front of the Carol Condominium building, commercial unit owners shall be entitled to one-half of the total number of parking spaces rented by them. Parking and valet services may be limited during parades and immediately before and after parades.
7. **Commercial Unit #1** shall receive all food, beverage and supplies deliveries only at the Josephine Street loading dock.

8. **ST. CHARLES AVENUE DRIVEWAY:** The purpose of the St. Charles Avenue driveway area is to facilitate arrivals and departures. The Association limits parking in the St. Charles Avenue driveway area. To facilitate this and to prevent congestion:
- a) **Commercial Unit Owners/time limit:** Owners of commercial units that front on St. Charles Avenue shall be allowed to leave only one (1) of their personal vehicles in front of their business unattended for not more than fifteen (15) minutes.
 - b) **Commercial Unit Owners/Customers:** Customers of commercial units shall not be allowed to leave their vehicles in the front driveway area for any time period.
 - c) **All owners and residents/time limit:** Security staff shall have full discretion to either allow unit owners and residents to leave their vehicles unattended in the front driveway area for not more than fifteen (15) minutes, or to require persons to move their vehicles from the front driveway area, or to require residential unit owners and residents to go to the rear of the building in order for their vehicle to be parked by valets.
 - d) **Visitors/time limit:** Security staff shall have full discretion to either allow visitors of unit owners and residents to leave their vehicles unattended in the front driveway area for not more than fifteen (15) minutes, or to require persons to move their vehicles from the driveway area, or to require visitors of residential unit owners and residents to go to the rear of the building in order for their vehicle to be parked by valets.
 - e) **Keys:** All persons who leave their vehicles unattended for any period of time in the St. Charles Avenue driveway must give the keys to their vehicle to security, regardless of the length of time.
9. **GARAGE AND REAR DRIVEWAY AREA:** The Association limits parking in the rear driveway area. The purpose of the rear driveway area is to facilitate ingress and egress to the garage. To facilitate this, and to prevent congestion:
- a) **10-minute limit on curb lane:** No vehicles shall be parked in the curb lane of the rear driveway for more than ten (10) minutes.
 - b) **10-minute limit if you call for your vehicle:** Unit owners, residents and guests shall not call for their vehicles to be brought from the garage to the rear driveway area until they are ready to leave. If the vehicle is not retrieved after ten (10) minutes, then the valets shall return unattended vehicles to the garage.

- c) **Area by sliding doors shall be kept clear for arrivals:** If a valet brings a vehicle from the garage to the driveway but no one is present to retrieve it, valets shall park vehicles as close to Jackson Avenue as possible, so that persons entering the driveway may pull their vehicles to the doors.
- d) **Vehicles must be parked in garage:** Vehicles entering the rear driveway shall be parked in the garage and shall not be turned around and parked in the curb lane of the rear driveway or in the holding area.
- e) **Limit on retrieving vehicles at designated times:** No vehicles shall be brought to the curb lane of the rear driveway at a designated time each day after 7:00 a.m.
- f) **Oversized vehicles:** No motorhomes, boats, campers, RV's, and no attachments to vehicles (such as flatbeds, trailers, boat trailers, etc.) shall be allowed to park on either level of the garage, or in the holding area, or in the driveway lanes.
- g) **Oversized vehicles:** Requests to park oversized vehicles that cannot fit into one parking space shall be considered on a case-by-case basis.
- h) **Valets:** All vehicles shall be delivered to and retrieved from the building's parking lot by the Association's valet parking staff.
- i) **Keys:** All persons who leave their vehicles unattended for any period of time in the rear driveway area must give the keys to their vehicle to valets, regardless of the length of time.

10. The Board may amend this Policy at any time.