

## MOSHER CREEK HOMEOWNERS ASSOCIATION PARKING POLICY & REGULATIONS

The Mosher Creek Homeowners Association (MCHOA) Parking Policy is being promulgated because Central Kitsap Fire and Rescue (CKF&R) has submitted the following recommendation:

***Central Kitsap Fire and Rescue most strongly recommends that no on-street parking be authorized or tolerated anywhere within this development. Due to narrow streets and closely build construction, fire suppression and medical response operations are already extremely difficult.***

To support the CKF&R recommendations and our desire to have on-street parking available for guests, the following parking regulations have been developed. This parking policy dated January 12, 2018 supersedes any previously written or verbal parking policies for the Mosher Creek Homeowners Association.

**Owner/Occupant information along with vehicle make/model/license plate number must be provided to the Community Manager or there will be a \$25 monthly charge to the owner. This information may be mailed to C/O Reid Property Management, P. O. Box 3823, Silverdale, WA 98383.**

### 1. Definitions:

- a. **Community Manager:** Mosher Creek HOA Community Manager is Reid Property Management, located at 9564 Silverdale Way NW, Suite 200, Silverdale, WA 98383. 360-698-4026.
- b. **Resident:** A resident is any occupant living at a home in the Mosher Creek Developments 1 and 2. This includes homeowners, all family members, tenants and/or renters, persons living in the home for greater than two (2) weeks, or any other person that would normally be considered to be "residing" at that home.
- c. **Visitor/Guest:** A visitor or guest is any person that is staying at a home in the Mosher Creek development for a short period of time. A visitor/guest is normally a person staying for less than twenty-four (24) hours. A person who lives out of town and is visiting for less than two (2) weeks would be considered a visitor/guest. A person who lives locally and who visits frequently, staying overnight at the home would NOT normally be considered a visitor/guest for the purpose of this parking policy.
- d. **Service Vehicle:** A service vehicle is a commercial vehicle driven by a licensed person who is contracted to repair, replace, or install a component of the home or landscaping. This definition would include landscapers, utility repairment, moving companies, handymen and others who come to the home to perform a service and remain in the vicinity of the vehicle.
- e. **Designated Parking Areas:** On-street parking is only allowed in designated parking areas. Designated parking areas are diagramed in **Addendum A** and **Addendum B**.

## **2. Responsibilities:**

- a. It is the responsibility of the homeowner to read, understand and adhere to parking policy and regulations.
- b. The community manager will record pertinent information concerning the vehicle on the MCHOA Parking Policy Violation Log. The master log will be maintained by Reid and the MCHOA Board President.
- c. In the event that a particular vehicle has been posted with a warning notice two (2) times within the last twelve months, that vehicle may then be towed at any time it is violating the MCHOA Parking Policy and Regulations without any further warning. A designated MCHOA representative or the Community Manager will contact Chico Towing (360-479-7500) to have the vehicle towed. The President of the Board of Directors will be notified of any vehicle that has been towed.

## **3. Exceptions:**

- a. A homeowner, tenant and/or renter may request an exception to this policy. A request for an exception should be submitted in writing to the Mosher Creek HOA Community Manager.
- b. A written exception approval notice will be sent to the homeowner, tenant and/or renter and must be clearly displayed on the dash board whenever the vehicle is parked in a designated parking space.
- c. Exceptions will normally be granted only for a short, specified period of time.
- d. At no time will an exception be permitted based solely on the number of vehicles owned by the occupants of a single home.

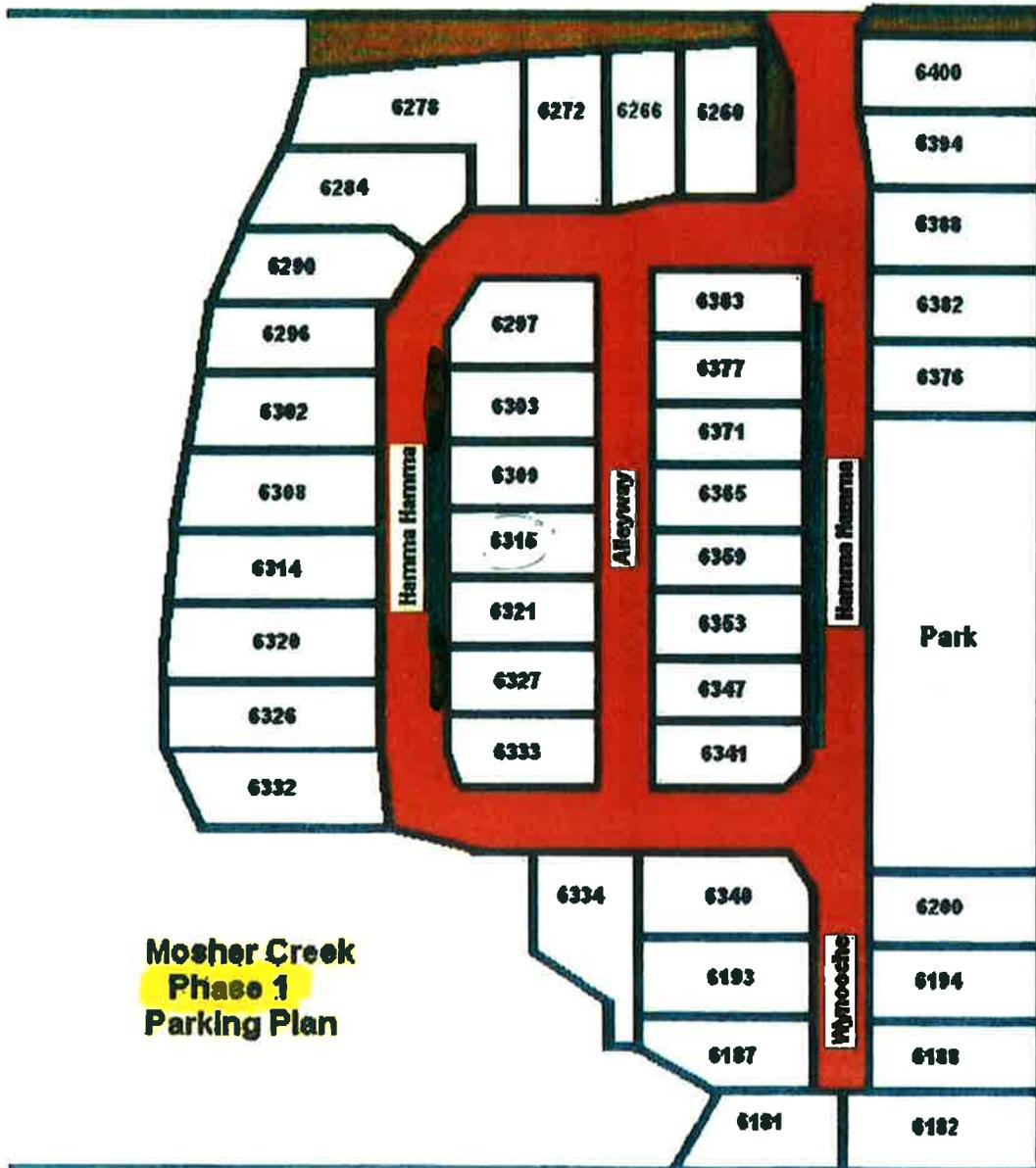
## **4. Inquiries Process:**

If a homeowner, tenant and/or renter, or visitor/guest has any questions concerning a parking warning notice they received or need clarification of this policy, they should contact a MCHOA Board Member or the Mosher Creek HOA Community Manager.

### **Addendums:**

- I. **Addendum A -Mosher Creek Phase 1 Parking Plan Diagram.**
- II. **Addendum B – Mosher Creek Phase 2 Parking Plan Diagram.**
- III. **Addendum C – Mosher Creek Warning Notice.**

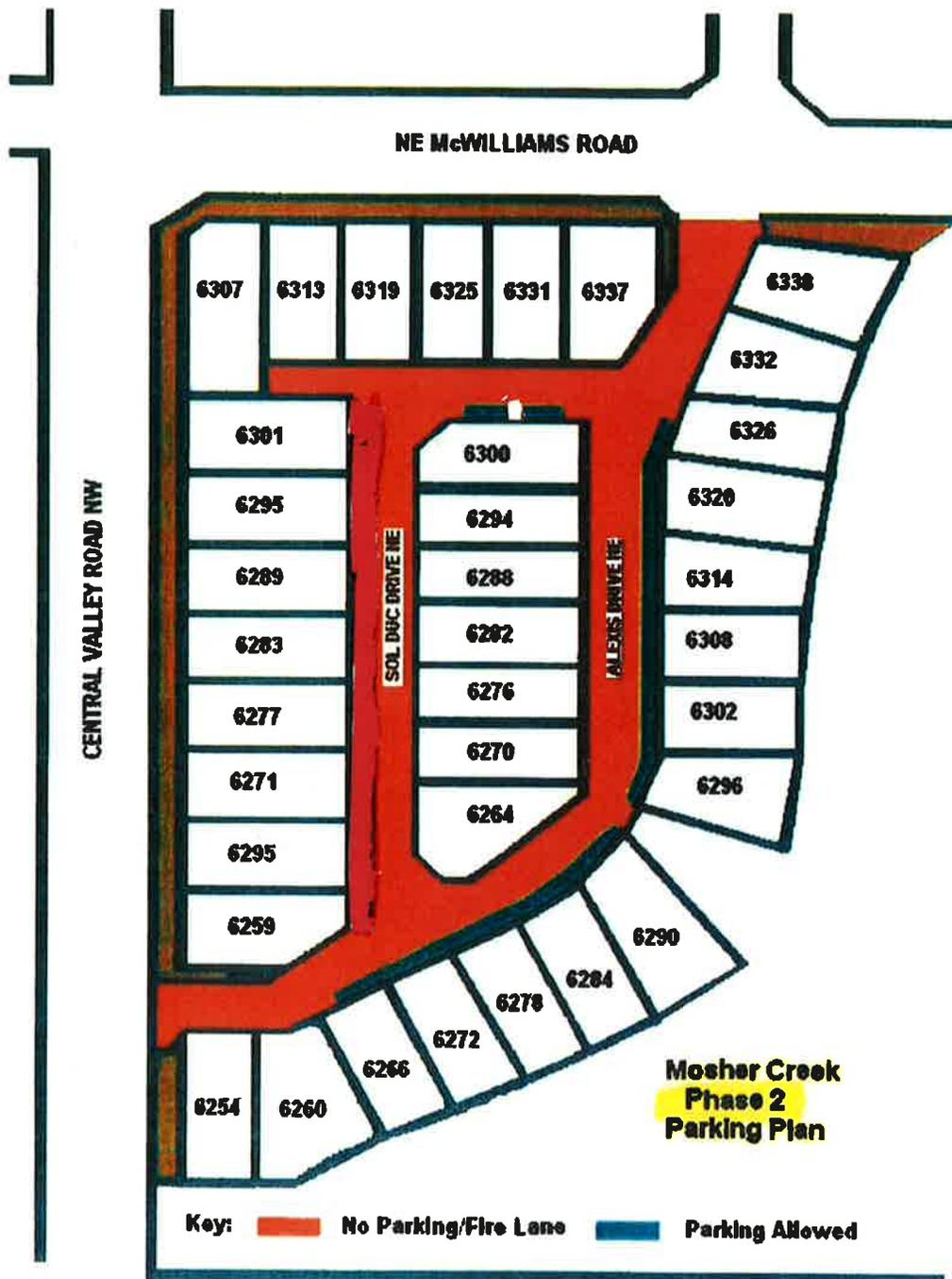
NE McWILLIAMS ROAD



Moshier Creek  
Phase 1  
Parking Plan

Key:  No Parking/Fire Lane  Parking Allowed

Addendum A



Addendum B

# MOSHER CREEK HOMEOWNERS ASSOCIATION

## PARKING RULES

### MOSHER CREEK HOMEOWNERS

#### ASSOCIATION PARKING POLICY AND REGULATIONS WHICH STATES:

- Residents must park in their garage or driveway. There is NO on-street parking for residents, unless given Board approval in writing.
- Visitors/Guests are expected to park in the driveway of the resident they are visiting whenever space is available.
- Visitors/Guests may park in designated visitor parking areas only.
- Parked cars are not to obstruct any portion of the sidewalk.
- Parking is NOT allowed in the **alley** in Phase 1.
- Parking is NEVER allowed on any portion of the lawn or yard area, this includes the lawn along the side of the driveway.
- Residents and guests are NEVER allowed to park in a "NO PARKING ZONE or FIRE LANE." Parking in these areas may result in immediate towing at the owner's expense.
- In the event that a particular vehicle has been posted with a warning notice two (2) times within a calendar year, the vehicle may then be towed without further warning.
- You are expected to follow the current parking policy and regulations immediately.
- If you have any questions concerning this warning or feel there are extenuating circumstances, contact Mosher Creek HOA **Community Manager**, who may be reached by phone at 360-698-4026 or an email can be sent to [penny@reidpm.com](mailto:penny@reidpm.com).
- 

- **Addendum C**

Revised 12/3/18