

Grand Prairie Mountain Creek HOA, Inc.

Visitor Lot Parking Permits and Rules

Due to many residents having more than two vehicles and these same residents utilizing the limited amount of visitor parking available to park their other cars, the Board of Directors has approved the following changes to our Visitor Parking policy. **Only property owners may apply for a Visitor Parking permit. (Effective July 1, 2015)**

1. The only parking spaces that you have a “right” to park are the 2 spaces on your property under your carport.
2. The 2 parking spaces on your property are meant to be used to park two (2) street legal and operating passenger vehicles.
3. No visitor parking permits will be issued to any property where these two parking spaces are used for any other purpose than for parking operable motor vehicles. There are boat, trailer and RV storage places where space can be rented for those items or other recreational vehicles.
4. No more than 15% of our visitor lots will be rented out. This equals 20 spaces on the East side and 17 spaces on the West side.
5. Assessment accounts must be current in order to be considered for a Visitor Parking permit.
6. Parking permits for visitor spaces will be issued for six (6) month periods and are renewable.
7. Parking permits will include a permit number and effective date.
8. Any parking permits not renewed within 10 days after expiration will be made available to another resident.
9. Parking permits will be \$15.00 per month to be paid in full (\$90.00) at the beginning of the 6 month term.
10. Parking permits do not give you an assigned parking space, only the permission to park one permitted car in a Visitor lot.
11. Permits may be issued for a three (3) month period (\$45.00) for short term use, but are not renewable.
12. Permits, once paid for, are not refundable.
13. The Parking Permit program will be administered by the Parking Committee which will be headed by a Board member and 2 or 3 volunteer homeowners.
14. Any property owner wanting to rent one visitor parking space needs to come to the Office and fill out the application form.
15. The Board member in charge or a committee member will check the applicant’s residence and ensure that they meet the above requirements; a Board member will verify that the assessment account is current.
16. Within 3 business days the permit will either be issued or denied depending on:
 - a. If all requirements are met, and
 - b. 15% of visitor parking spaces have not yet been rented
17. If approved, the applicant property owner will be notified to pick up the permit at the office.
18. Records of all Visitor Parking Permits will be kept at the Office by the supervising Board member.
19. The Visitor Parking areas are for the sole use of Visitors to the property, as they have always been. Vehicles in Visitor Parking over the 48 hour time limit or that do not display a valid Visitor Parking permit will be at risk for towing at the owner’s or operator’s expense.

All current GPMCHA, Inc. Parking Rules will remain in force and may be found on our website, www.gpmcha.org