

Parking Policy
SOMA HOMEOWNERS ASSOCIATION

1. Visitor Parking (VP) is for “temporary use” by visitors. There are 22 VP spaces serving 126 SoMa units. The SoMa Homeowners Association’s (HA’s) Declaration specifies that VP is limited to the “temporary use” of visitors, which will be determined based on the frequency that a vehicle is observed in VP. VP use by a visitor on not more than four days in a four-week period will be considered to be temporary use. “Visitor” means a person visiting a SoMa resident. A visitor’s use of VP that is determined by the Board to be in excess of temporary use, after email notice to the resident and an opportunity to be heard, may result in revocation of VP privileges for that visitor.

2. Residents are not permitted to use VP, except when garage access is blocked by either (a) a service provider vehicle, (b) repair work to SoMa drives or (c) repair work to the garage itself. A “resident” is a person residing part time or full time at SoMa (whether or not that person has another residence) including tenants, roommates and AirBnB-type guests, whether or not there is a formal rental agreement.

3. Notice to Parking Committee of proposed extended use of VP. Residents are required to notify the Parking Committee or the Board of any proposed resident or visitor use of VP of two or more days in a seven day period, so that compliance with this policy can be confirmed.

4. Notice of VP Violation. The Parking Committee will provide either windshield flyer notice or email notice to the resident of a potential VP use violation. Failure by the resident to contact the Parking Committee or the Board to provide information establishing that the resident is in compliance with this policy will subject the vehicle to towing without further notice.

5. Vehicles in VP are required to display a valid, unexpired SoMa VP permit, with resident address visible. Any resident *or* visitor vehicle parked in VP not displaying a VP permit is subject to immediate towing without notice.

6. Issuance of VP Permits. The HA will periodically issue to each homeowner four VP permits with a printed expiration date. Issuance of VP permits does not guarantee the availability of a VP space. Renewal of VP permits is at the discretion of the Board and may be denied to a homeowner until (a) unpaid fines or assessments are paid and (b) violations of HA policies are satisfactorily addressed.

7. Re-issuance of Lost VP Permits. Each resident is responsible for maintaining possession of VP permits. VP permits which are lost (including permits that a SoMa unit seller fails to transfer to a buyer of that unit) will be replaced only upon payment of a fee to the HA of \$5 for each permit replaced.

8. No Parking on Drives, except that large service vehicles may be temporarily parked for loading and unloading during business hours, if the driver remains on site and available to move the vehicle. Residents should instruct workmen to park personal vehicles in VP during business hours— no permit required. Vehicles (including PODS) may not be parked *overnight* on SoMa drives—no exceptions. Vehicles parked in violation of this section are subject to immediate towing without notice.

9. No Parking in front of garages, except that a service provider’s vehicle with commercial markings may be parked in front of a garage during business hours. The service vehicle may not block access to neighboring garages and the driver must be available to move the vehicle if requested. Vehicles parked in violation of this section are subject to immediate towing without notice.

10. Towing of Vehicles. Auto 1 Towing 402-344-2301 makes random checks of the complex and tows all vehicles parked in violation of this policy. Auto 1 Towing should be contacted directly to retrieve a vehicle. All towing charges incurred are the responsibility of the owner of the towed vehicle.