***SOMA HOMEOWNERS ASSOCIATION***

*11th and Leavenworth Sts.*

*Omaha, NE 68102*

**Parking Policy**

1. Regulation of Visitor Parking. There are approximately 24 open parking spaces (Visitor Parking) located in various areas of the complex. All Visitor Parking is located in common areas owned by the Homeowners Association and as a result its use is subject to regulation by the Homeowners Association acting through its Board of Directors.
2. Parking Tags. Periodically the Homeowners Association will issue to each Homeowner four parking tags for use in connection with Visitor Parking. Any vehicle, regardless of whether the vehicle is owned by a resident, must display a currently valid parking tag when using Visitor Parking. Outdated parking tags must be discarded by Homeowners and will not be considered to be valid parking tags. Each resident is responsible to determine whether the parking tags in his/her possession are currently valid; please call a Board member if you are in doubt as to whether your tags are current.
3. Permitted Use of Visitor Parking. Visitor Parking is for the use of visitors to SoMa, but is also available for use by residents on an extraordinary basis, as when a resident access to his/her unit’s garage is blocked by service provider vehicles or repair work to units or concrete drives. Residents may not use Visitor Parking for vehicle storage or as a regular parking place for a resident’s household member or a live-in guest. Frequent overnight guests are considered to be live-in guests and/or household members for this purpose and are not permitted to use Visitor Parking. A resident who does not have sufficient garage space for his/her household’s vehicles must use street parking or contract for off-site parking.A resident’s household vehicles parked in Visitor Parking in violation of the Parking Policy are subject to immediate towing. *Issuance of renewal Visitor Parking tags is at the discretion of the Board.*
4. No Parking on Drives. In order to assure access to all units in the complex by emergency vehicles, parking on all main drives within SoMa is strictly prohibited and should be reported immediately to the towing company identified below. Parking on drives in front of unit garages is similarly prohibited, provided that a service provider’s vehicle may be temporarily parked in front of a unit garage. Any such service vehicle that is so parked may not restrict ingress and egress of vehicles into neighboring unit garages and the service vehicle driver must remain in close proximity to move the vehicle if requested.
5. Towing Policy. The Board has authorized a towing company to make random checks of the complex and to tow *all* vehicles found to be parked in violation of this policy*. If the Board determines that a resident’s vehicle is parked in Visitor Parking in violation of this Parking Policy, then that vehicle may be towed, even if the vehicle shows a valid parking tag.* Bam’s Towing (402-341-5508) is the currently authorized towing company, and should be contacted by any party whose vehicle has been towed. All towing charges incurred are the responsibility of the owner of the towed vehicle.

February, 2014