

Parking Policy
SOMA HOMEOWNERS ASSOCIATION
1125 Leavenworth St.
Omaha, NE 68102

- 1. Regulation of Visitor Parking; Use by Visitors.** There are 23 Visitor Parking (VP) spaces serving 126 SoMa units. The Board (Board) of SoMa Housing Association (HA) regulates use of VP pursuant to the Declaration of the HA, which recites that VP is for the exclusive use of visitors to SoMa.
- 2. Issuance of VP Permits.** The HA will periodically issue to each homeowner four parking permits with printed expiration dates for use in connection with VP. Issuance of VP permits does not guarantee the availability of a VP space. All vehicles, including a “resident household” (see below) vehicle, must display an unexpired permit when using VP. 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 ACC guidelines or Declaration covenants concerning the homeowner’s unit are satisfactorily addressed.
- 3. Reissuance of Lost VP Permits.** Each resident is responsible for maintaining possession of his/her unit 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 \$25 for each permit replaced.
- 4. Extraordinary Use of VP by Resident Household Vehicles.** Resident household vehicles may use VP *only* when a resident does not have access to his/her unit because the resident’s garage is blocked either by (a) a service provider vehicle or (b) repair work to SoMa drives. “Resident household” includes frequent overnight guests. A resident who does not have sufficient garage space for his/her household’s vehicles, for any reason, must use street parking or contract for off-site parking.
- 5. Any resident in need of VP space for more than a day or two** for either a visitor vehicle or a household vehicle should contact a member of the Parking Committee or the Board to confirm that the proposed use is authorized.
- 6. No Parking on Drives.** In order to assure access to all units in the complex by emergency vehicles, parking on all drives within SoMa is strictly prohibited and should be reported immediately to the Parking Committee or a Board member.
- 7. Parking in front of unit garages** is prohibited, except that a service provider’s vehicle with commercial markings may be parked in front of a unit garage on weekdays from 8 AM to 5 PM. Any such service vehicle may not block access to neighboring unit garages and the driver of the service vehicle must be available to move the vehicle if requested. Service providers who do not require immediate access to their vehicles should park in VP rather than in front of the resident’s garage.
- 8. Towing of Vehicles.** Vehicles parked in VP or on drives in violation of the Parking Policy are subject to immediate towing, regardless of whether a valid VP permit is displayed. Bam’s Towing (402-341-5508) makes random checks of the complex and tows all vehicles parked in violation of this policy. Bam’s Towing should be contacted directly to retrieve a vehicle. All towing charges incurred are the responsibility of the owner of the towed vehicle.