

ASSOCIATION OF UNIT OWNERS OF WEST OAKS CONDOMINIUMS

Resolution Regarding Parking

Authority: ORS 100.405	Powers of the Association
ORS 98.805-840	Disposition of Unlawfully Parked Vehicles
CMC 6.10.040	Parking (CMC=Corvallis Municipal Code)
Bylaws Article V	Association Responsibilities; Board of Directors' Powers & Duties
Bylaws Art V Sec 3(m)	Board's Powers and Duties
Bylaws Art X Sec 5(h)	Parking and parking spaces

The Board of Directors of the Association of Unit Owners of West Oaks Condominiums (WOCOA) adopts this resolution to implement parking restrictions and to define action to correct rule violations.

1. There shall be three parking classifications:
 - a. Reserved Parking Space/Reserved Parking Permit. A parking space or garage assigned to a specific unit. Any vehicle parked in a non-garage Reserved Parking Space must display the corresponding Reserved Parking Permit.
 - b. General Permit Space/General Parking Permit. A parking space which is not assigned to a specific unit, but which requires the display of a valid General Parking Permit.
 - c. Guest Parking Space. A parking space which does not require a permit and which is intended for temporary non-resident (guest) parking.
2. Each unit always has been assigned one Reserved Parking Space. The Reserved Parking Space is the garage for units that own a garage or the designated numbered covered parking space for non-garage units.
3. Parking permits shall be issued to owners as follows:
 - a. Reserved Parking Permit (garages). Because these facilities are enclosed and accessible only by the authorized user, no permit will be issued or required.
 - b. Reserved Parking Permit (non-garage). Units without garages will be issued one Reserved Parking Permit which corresponds to its Reserved Parking Space. The Reserved Parking Permit is valid ONLY in that one Reserved Parking Space.
 - c. General Parking Permit. Each unit will be issued one undesignated, General Parking Permit. (This is in addition to its garage/reserved space allocation/permit.) The General Parking Permit is valid only in any General Permit Space.
4. Rules/Enforcement.
 - a. ALL vehicles must be registered with the Association's management company. Unregistered vehicles displaying any WOCOA parking permit will be fined \$5 per day (fine assessed to permit holder).
 - b. Reserved Space Permits are NOT valid in General Permit Spaces.
 - c. Vehicles parked in Reserved Parking Spaces without the appropriate permit will be fined \$5 per day.
 - d. Vehicles parked in Reserved Parking Spaces without the appropriate permit will be towed at the vehicle owner's expense upon the request of the permit holder. In addition to the fees from B&R Towing Company, a \$100 tow fee will also be assessed by WOCOA to the unit to which the vehicle is registered.
 - e. Vehicles parked in General Permit Spaces without the appropriate permit will be towed at the vehicle owner's expense. In addition to the fees from B&R Towing Company, a \$100 tow fee will also be assessed by WOCOA to the unit to which the vehicle is registered.
 - f. Vehicles may park in Guest Parking Spaces for a period not to exceed two overnight durations in a given 30 day period (9 pm—5 am or 16 hours in a given month). Owners/residents may request special exceptions for Guest Parking Spaces by contacting the Association's management company in advance. Vehicles improperly parked in Guest Parking Spaces will be towed at the owner's expense.
 - g. Owners are responsible for ensuring that permits are transferred from prior tenants to new tenants if occupancy changes. The replacement fee for any permit is \$25.
 - h. Vehicles parked in any location not designated as a parking space (including in front of garages and garbage enclosures) will be towed at the vehicle owner's expense.
5. The authorized towing company is
B&R Towing Company - 3065 SE 3rd St, Corvallis, OR 97333 - Telephone: 541-757-0458.

6. The Association's management company is
Willamette Community Management, 541-602-1775, wcm@willamettecm.com.

Adopted March 16, 2009 D.Doughman, B.Egan, M.Fell, D.Tirado, J.Wright
Amended February 28th, 2013 B. Egan, M. Fell, R. Stevens
Amended January 16th 2014 M. Fell, D Wells
Amended June 18th 2015, M Fell, D Wells, K Lanker, D Hough