# P A R K I N G P O L I C I E S

Effective October 18, 2016; The Buckingham Oaks Board of Directors in order to further clarify the governing documents regarding Parking Policies at Buckingham Oaks hereby adopted the following:

BUCKINGHAM OAKS CONDOMINIUM ASSOCIATION PARKING POLICIES

Statement of Purpose: Parking in Buckingham Oaks Condominium Association is a right conferred by the governing documents to each member of the Association. Additionally, the parking lot is the HOA’s most visible amenity and provides the first impression to all who enter the community; a well maintained and organized parking area reflects the state of the community and may enhance its property values. The purpose of the following policies are to enhance the living experience at Buckingham Oaks by providing clear, easy to understand guidelines for parking within the community.

All vehicles found to be in violation of City of Aurora codes, the Buckingham Oaks Condominium Association Declarations, or these parking policies are subject to variable disciplines ranging from written warnings, to immobilizing boots with fee to remove, to towing with and without notice at the owners expense. It is the responsibility of the owner and residents to inform their guests or invitees of these policies.

1. Parking spaces are numbered. Every unit is entitled to be assigned one space at the discretion of the Board of Directors. Some units have parking assigned through deed restrictions.
2. The City of Aurora expressly forbids unlicensed vehicles or vehicles in exterior disrepair to be left or stored in any parking lot in the city. Exterior disrepair includes the following: flat tires, broken out glass, accident damage which clearly makes the vehicle un-roadworthy, and any vehicles on jacks, blocks, etc.; Buckingham Oaks may be required to tow any vehicle without tags or in exterior disrepair.
3. No maintenance of vehicles is allowed to be performed in the parking lot; including oil changes, brake jobs or tune-ups of any magnitude. Owners may be held responsible for cleaning and repairs resulting from spilled automotive fluids.
4. No overnight parking of pickup trucks in excess of ¾-ton, vehicles with commercial truck tags, boats, trailers, or recreational vehicles is permitted. Violators will be subject to towing without notice.
5. Abandonment or storage of vehicles in an outside parking space is prohibited. Vehicles which have not moved under their own power for two weeks shall be considered abandoned or stored. Note: This restriction includes deeded spaces and is meant to keep visitor parking flexible.
6. Vehicles must be parked within marked parking spaces. Vehicles taking two or more spaces, blocking the driveways, overhanging sidewalks, or parked anywhere other than a designated parking space may be subject to immobilization or removal without notice.
7. No motorized vehicle may be stored anywhere they could hinder access from a building in case of fire. This includes under stairs, backyards, patios, and over sidewalks.
8. Furniture, auto parts, and any other items of a personal nature should not be left or stored in the parking lot. These items are subject to removal without notice.
9. Parking is only for Buckingham Oaks residents, guests, or invitees. Any unauthorized vehicles may be subject to removal without notice.
10. Parking in spaces other than garages is limited to properly licensed motor vehicles.
11. It is the responsibility of the owner or tenant to inform their guests or invitees of these policies. Landlords should endeavor to verify and give preference to potential renters that do not have more vehicles than reserved spaces for their respective units.
12. **Effective November 2016, Buckingham Oaks has contracted with Park It Right Inc. to monitor and enforce the Parking Policies. Park It Right information and signage has been posted at the entrances to the complex, community bulletin board, and** [**www.buckinghamoaks.org**](http://www.buckinghamoaks.org) **.**
13. In addition to Park It Right, the HOA may also authorize towing from reserved or visitor spaces with photographic evidence showing parking space number, and the vehicle and tag numbers, if applicable.