

## Parking within Willoughby Townes

Dear Owners and Residents,

We are writing to you in our capacity as the Board for the Willoughby Townes Homeowner's Association. As the units have become occupied, it has become apparent that our neighborhood has insufficient parking for the number of residents with automobiles. This situation is causing inconvenience for all residents and possible safety hazards. Residents have been blocked in their own driveways on at least two occasions. Another regularly recurring problem is that the fire hydrant at the lower end of the property is frequently blocked by parked vehicles. It would also be extremely difficult, if not impossible, for an emergency vehicle (e.g. fire truck, ambulance, etc.) to negotiate its way around Old Fifth Circle.

There are several likely causes for this problem:

1. A number of houses have more unrelated occupants than the three specified within the WTHOA bylaws. A house with four or more occupants is likely to have four or more cars.
2. Some homeowners with driveways are choosing not to park in their driveways. The problem is compounded when those residents park in front of those units that have no driveways.
3. Some of the units with no driveway parking have more than two cars.
4. The limited parking is further stressed by visitors.

As the Board of Willoughby Townes, it is our responsibility to remedy this situation. We would like to do this in as friendly a manner as possible. We would prefer not to have to adopt strict rules and unpleasant enforcement measures. We will therefore appreciate it if all residents adhere to the following guidelines:

1. Houses with no driveways: Please limit your parking to two on-street cars. This includes the one assigned space per house (we are waiting now for Southern Development to finish painting the numbers in the newly striped parking bays—there will be expressly designated spaces for certain units and outlines in your Covenants and Restrictions). Please park your on-street cars in the general areas of those houses that do not have driveways.
2. Houses with driveways: Please limit your parking to one on-street parking space. This gives residents of such houses at least two potential parking spaces—one in the driveway/garage and one on the street (and a third if you use both the driveway and garage). Please park your on-street car near or adjacent to your house.

3. All vehicles in excess of the allowed number of cars should be parked outside of Old Fifth Circle in areas that allow parking. E.g. on Harris Street.
4. With these changes, hopefully there will be a few available spaces from time to time for our guest and visitors. If not visitors should park outside of Willoughby Townes, or residents can move their own cars out of Old Fifth Circle to make space for their visitors.
5. Do not park in front of fire hydrants, other people's driveways, or other areas that are clearly not intended for parking. Cars will be towed from such areas.
6. It is worth noting that one of our residents is a Priest. When summoned, he is required to be at the hospital within minutes of receiving the call to administer Last Rites. His driveway has been blocked and he has nearly been prevented from performing his duties. Also, we have many health care professionals living in the complex for whom having a blocked driveway could literally be a matter of life and death.
7. When parking on the street in non-marked spots, please ensure that you park completely against the curb to make sure that emergency vehicles will be able to pass.

We trust that these guidelines are fair, and hope that they will bring some order to the current parking situation. We are hoping that the honor system will work here, and that residents will follow these guidelines without the need for the Board to adopt formal rules that may have to include parking passes/decals and other administrative costs and impositions.

Please note that it is the homeowner's responsibility to ensure that he/she or his/her tenants adhere to these guidelines.

We plan to monitor our parking situation for several weeks after this letter has been distributed. If there is a clear improvement during that time, then we will let these guidelines stand. If the situation remains the same, then we will have to enact stronger measures. Hopefully we will not have to do this.

Please feel free to comment on this matter at the upcoming HOA meeting, the notice for which accompanies this letter.

Thank you,

Board of Directors  
WTHOA