

Crail Creek Club Parking Regulations

December 2022

The purpose of this document is to update the parking regulations for Crail Creek Club (CCC). Since the complex was built vehicles have become larger and more varied. We also experience a much greater use of the available parking. To improve the experience for all residents, guests and renters at CCC, these new parking regulations have been adopted by your board on December 15, 2022.

Thank you for your assistance in ensuring these regulations are followed. To that end, we require all owners who rent their units to share these regulations with their property manager and to post these regulations in a very visible area within their units.

To obtain your two hang tags or window stickers for your (owner) vehicles, contact Maria Locker at Hammond Property Management (telephone: 406-995-7220, email: mlocker@hpmmontana.com). For those who rent their unit, please contact Maria ahead of your rental and she can log and hand out up to two hang tags to you or your property manager for use during the rental period.

Overview:

Each of the 32-units has a two-car garage. In addition, there are approximately 16 spaces outdoors located throughout the campus. These outdoor spaces are common elements and do not belong to a particular building or unit, regardless of their location.

Regulations:

To help alleviate some of these parking issues and provide for a more attractive and fair parking situation, the Association has put the following parking rules and regulations in place:

1. Unit owners shall register with the Association all vehicles to be parked on common elements within the condominium complex. This requirement applies to the vehicles of all owners and their overnight social guests and renters. Registration will be evidenced by a hang tag or window sticker which must be prominently displayed, with the unit number clearly visible, in the front window of the vehicle.
2. Only registered vehicles with properly displayed hang tags or window stickers may be parked overnight on common elements of the condominium premises.
3. Owners and their renters may collectively park no more than two cars on campus overnight (whether in their garage or elsewhere). Social guests may park no more than two cars on campus overnight (whether in their garage or elsewhere) and may not park overnight on campus for more than ten (10) consecutive days at any one time. Each owner will be issued two hang tags or window stickers for placement in the owner's vehicles and two hang tags or window stickers for use by their renters and overnight social guests.
4. Owners are strongly encouraged to park their cars in their unit's garage.
5. Renters are required to park their cars in a unit's garage to the extent those cars fit in the garage before utilizing common elements for parking. Owners who rent their unit must provide room in their garage for two full size renter vehicles.
6. No equipment, trailers (including utility, house, boat, camping, snowmobile or other trailers), boats, campers, motorhomes, recreational vehicles, flatbed trucks, vehicles carrying externally

visible ladders, tools, implements, snowmobiles, all-terrain vehicles or motorcycles, oversized vehicles that obstruct normal site lines, motor cycles, all-terrain vehicles, snowmobiles, or vehicles other than conventional passenger trucks and cars may be temporarily or permanently parked or stored upon the Condominium premises, including on any parking areas benefitting the Condominium. The one exception is for full time residents who may park their trailer for no more than 24 hours and so long as it is not impeding access to driveways or garage.

7. No commercial trucks or cars may temporarily or permanently park in or about the Condominium except while making deliveries or pickups in the normal course or otherwise performing services to a Unit or to the Condominium property.
8. At no time shall any unattended vehicle be parked in such a manner as to cramp, impede or prevent ready access to any Unit, garage, or parking space.
9. At no time shall anyone sleep in a vehicle on the premises.
10. No vehicle shall be parked overnight in front of the garage door of any three-bedroom unit.
11. No vehicle shall be left standing on common elements within the condominium complex without being moved for more than 14-days.
12. No vehicle shall be left standing on common elements within the condominium complex in a non-operative condition, nor shall there be any repairs, maintenance, or lubrication of vehicles performed on the driveways, guest spaces, overflow parking areas or other common elements of the condominium premises.
13. The Association may, without liability to the Owner thereof, cause vehicles in violation of these rules and regulations to be towed and stored elsewhere, all at the expense of the offending vehicle owner or Unit Owner.
14. The Association or its Manager may impose reasonable limitations or restrictions on parking in the parking areas to accommodate snow removal and may request vehicles be moved to accommodate snow removal efforts.
15. Illegally parked vehicles causing a safety hazard will towed away, without notice, at owner's Risk and expense.

AERIAL VIEW OF CRAIL CREEK CLUB

Version: December 5, 2022

This aerial provides a visual of where cars may park (green circles) in the common areas and where car may NOT park (red circles; specifically NOT in front of the three-bedroom garage doors). All cars parking in front of the two-car garages, should be parked as close to the door as possible or at an angle so not to cramp those parking in the garages of their three-bedroom units.



NO Parking in front of 3-bedrooms

Common Parking areas for registered vehicles