

CRAIL CREEK CLUB CONDOMINIUM ASSOCIATION

Parking Rules

September 12, 2023

This document updates the parking rules 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, social guests, and renters, your board adopted these new parking rules on September 12, 2023.

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

Overview:

Each of the 32-units has a two-car garage. In addition, there are approximately 16 spaces outdoors located throughout the campus (see also aerial photo attached as Appendix A). 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 our parking issues and provide for a more attractive and fair parking situation, the Association adopts the following parking rules:

1. Unit owners shall register with the Association all vehicles to be parked on campus. This requirement applies to the vehicles of all unit owners and their overnight social guests as well as 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. Each unit owner will be issued two hang tags or window stickers for placement in the unit owner's vehicles and two hang tags or window stickers for use by their renters and overnight social guests.

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. The first set of hang tags are free of charge, and replacements for lost or otherwise unusable tags are \$50 each.

2. Only registered vehicles with properly displayed hang tags or window stickers may be parked overnight on campus.
3. Unit owners and their renters may collectively park no more than two cars on campus overnight (whether in their garage or elsewhere) and no more than one car on campus overnight outside their garage. 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.
4. ***Unit owners are strongly encouraged to park their cars in their unit's garage and are required to park at least one car overnight in their garage to the extent such car fits in an otherwise empty garage before utilizing common elements for parking.***
5. ***Renters are required to park their cars in their unit's garage overnight to the extent those cars fit in an otherwise empty garage before utilizing common elements for parking.***
6. Illegally parked vehicles causing a safety hazard may be towed away, without notice, at the vehicle owner's risk and expense.
7. No equipment, trailers (including utility, house, boat, camping, snowmobile or other trailers), boats, campers, motorhomes, motorcycles, all-terrain vehicles, recreational vehicles, snowmobiles, flatbed trucks, oversized vehicles that obstruct normal site lines, vehicles carrying externally visible ladders, tools, implements, snowmobiles, all-terrain vehicles or motorcycles, or vehicles other than conventional passenger trucks and cars may be temporarily or permanently parked or stored outside of garages. The one exception is for unit owners who may park their trailer, camper, motorhome, or recreational vehicle for no more than 24 hours and so long as it is not impeding access to driveways or garage.
8. No commercial trucks or cars may temporarily or permanently park on campus except while making deliveries or pickups in the normal course or otherwise performing services to a unit or to the condominium property.
9. At no time shall a dumpster be placed on the campus without prior Board approval.
10. At no time shall any unattended vehicle be parked in such a manner as to (i) cramp, impede or prevent ready access to any unit, garage, or parking space; or (ii) be situated on grass or any non-asphalt surface.
11. At no time shall any unattended vehicle be parked overnight on the Crail Creek Court main road.
12. At no time shall anyone sleep in a vehicle on the campus.
13. No vehicle shall be parked overnight in front of the garage door of any three-bedroom unit. No vehicle shall be parked overnight in front of the garage door of any two-bedroom unit other than at a slant away from the neighboring three-bedroom unit.
14. No vehicle shall be left standing on common elements within the campus without being moved for more than 14-days.

15. No vehicle shall be left standing on the campus 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 areas of the campus.
16. 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.

Enforcement/Fines (see also Parking Enforcement Process flow chart attached as Appendix B):

- E1. As a courtesy, a removable note may be initially placed on a vehicle's windshield indicating that the vehicle is parked in violation of CCC's parking rules and may be subject to fines if the violation is not cured within 24 hours.
- E2. If a vehicle is in violation of these parking rules for more than 24 hours, the Association may fine the associated unit owner \$100 and place a removable note on the vehicle alerting the vehicle owner that additional fines may follow if the violation is not cured within 24 hours.
- E.3 If a vehicle remains in violation of # E.2 for more than 24 hours, a non-removable sticker may be placed on the vehicle and a second fine of may be assessed to the associated unit owner. This second fine will be \$200 and alert the vehicle owner that if the violation is not cured within 24 hours, an additional fine may be assessed.
- E4. If a vehicle remains in violation of # E.3 for more than 24 hours, a third fine may be assessed against the associated unit owner in the amount of \$300.
- E5. If a vehicle continues to be in violation # E.4, subsequent fines in the amount of \$400 each may be assessed against the associated unit owner for each 24-hour period in which the vehicle remains in violation of these parking rules.

Upon each violation of these parking rules, a notice will be sent by email or other form of communication to the unit owner if the unit with which the vehicle is associated can be identified.

Vehicles of a unit owner or the unit owner's guests and renters are considered 'associated with the unit owner.' Accordingly, unit owners will be responsible for any and all fines imposed as a result of parking rule violations by vehicles of the unit owner or of the unit owners' guests or renters. Fines will be assessed on the quarterly invoices and due within 30 days, same as all CCC dues.

As a reminder, any illegally parked vehicle causing a safety hazard is always at risk to be towed away at any time by the Big Sky Owners' Association or other Big Sky or related authority.

Appendix A – Aerial Photo of CCC Campus with permitted parking areas

Crail Creek – Aerial Campus view – parking permissibility (see also Parking Rules and Regulations July 2023)



Appendix B – Parking Enforcement Process flow chart

ENFORCEMENT/
FINE #

STEPS

RESPONSIBILITY

