

Policy Regarding Assignment and Use of Parking Spaces In the Garages of the Versailles Condominium

Background: At the Versailles Condominium, there are two garages attached on the south side of the building. One is several feet below the ground level floor of the condominium. The other is several feet above that ground level. Entrances are both from the common hallway between the Skinker and Rosebury Lobbies.

The vehicle entrance to the upper garage is from the alley at a point approximately midway between Southwood and Rosebury. The lower garage has its entrance at the bottom of a ramp starting at the sidewalk on Rosebury, running along the west edge of the building. Each vehicular door can be operated by a transmitter or by a building key at a key-switch located 15 or 20 yards North of the respective door.

Purpose: To insure that each residential unit has access to a space for their personal vehicle and to help resident-understanding and to guide Board-action in relation to the parking spaces, the Board of Managers of the Condominium Association has created and will maintain the following policy:

Policy: It is the policy of the Versailles Condominium Association Board of Managers to assign, and oversee the use of parking spaces in the garages of the Condominium.

Procedure: The following are the guidelines for residents and the Board in the management of parking spaces in the garages of the Condominium.

Parking assignments are made at the discretion of the Board of Managers based upon items in the following ordered list:

Safety and physical accommodation needs of the residents.

Convenience of the residents while moving their vehicles in and out of their assigned space.

Swapping between residents

Occasionally, residents express a desire to exchange assigned places with another resident. However, to insure that such an exchange would not put undue stress on other residents because of vehicle size and locations, a request, signed by both parties, should be submitted to the manager. To fulfill the policy of the Condominium regarding parking, the exchange must be considered just as all assignments. Written assignment notice will be delivered to all parties involved.

Rental between residents.

One parking space is provided to each Condo unit. If a resident has no need or desire to park a vehicle in a space within the garages, a space may be assigned to and rented to another resident. (not to a non-resident) Written request including would-be renter's name, vehicle make and model should be submitted to the manger. Be aware that all the considerations given to other assignments need to be made for this assignment as well. Written assignment notice will be delivered to all parties involved. The Condominium is not involved in the payment between the residents.

A Change of vehicles.

If a resident acquires a different or additional vehicle, a note should be sent to the manager's office with make and model information. Note that, depending upon the nature of the vehicle, it may be deemed necessary to change one or more assigned parking locations. (Refer above to the paragraph starting: "Parking assignments are made...")

Usage:

For the safety and convenience of all residents, use of parking spaces within the garages is limited to vehicles. Parking space is not to be used as storage space. Notwithstanding the temporary need to leave small items normally kept in the vehicle while that space in the vehicle is being used for other purposes, the space in the garages should be used only for vehicles. (Bicycle qualifies as vehicle).

Door openers

The door openers (technically, radio transmitters) are property of the owners. Normally when a unit is sold, the opener is passed to the new owner just as if it were a key. Replacement openers can be purchased but care must be taken to obtain the correct type. Usually, the manager has a few units available for sale and can set the coding for each garage.

Tandem parking

Six (6) of the 46 parking spaces are tandem, that is to say, where two cars can park but only as one-behind-the-other. Condo owners may request such a tandem parking assignment and, within the usual assignment guidelines, and as such spaces become available, they may be assigned. Owners are assessed a monthly fee in addition to their condo maintenance fee. Check the budget (on the Website) for the current tandem parking fee. (<http://versailles-stl.com/Budget.pdf>)