

Maui Vista AOAO Policy

Title: MAUI VISTA 2015 PARKING POLICY

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Prepared by: Barry Richardson
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Maui Vista Parking Lot Management Policy

Maui Vista's main lot has approximately 280 parking spaces.

Maui Vista has 280 condos, therefore the policy of one condo, one parking space.

Owners, who have renters/guests who bring a vehicle and occupy their condos, must remove their personal vehicle from the main lot prior to their tenant/visitor/guest taking residency*.

There are approximately 35 additional parking spaces in the back, and these spaces are available for rent to owners and long-term tenants/guests (residing at MV for >6months a year) who have an additional vehicles.

Guests with a 2nd vehicle or tenants with visitors and/or sleep over guests will receive temporary parking documentation from the front office for a fee of \$20 up to 7 days. A 2nd vehicle on property longer than 7 days will be charged \$35.00 for parking.

Owners and Long Term Tenant's authorization to park (stickers available at the front office)

Green	Free main lot parking for active cars only. Owners who leave their condos vacant while away from Maui Vista, and/or cover their vehicle for storage, must be parked at the north facing east end of the main lot.
Red	For reserved parking in the back lot only. The few numbered spaces in the back may be reserved by owners/tenants on a first-come, as-available basis for a \$35.00 monthly fee or a \$360.00 per calendar year fee paid by 31 January for the entire year. Owners who use only a portion of the year are to be charged the regular rate of \$35.00 per month.
Both Red and Green	Owners who pay for a reserved space, have one vehicle and do not rent their units, may park in either the reserved or main parking lot in either high or low season.
Red or Green	Owners who live here part time and rent their condo when they are not here, <u>must</u> rent a reserve space for their vehicle when they leave. Their green sticker needs to be exchanged for a red one (and they will be billed monthly for the reserved space rental).

Owners with more than one vehicle: a green sticker will be issued to one vehicle for the main parking area, and a red sticker issued for any additional vehicle(s) (which must be parked in a reserved space during high season). Owners will decide which car/s will have the red sticker and they will pay for a reserved parking space for each. **During low season (April 16 to October 15)** vehicles with red tags that would normally be parked in the back may use the main lot. The "extra vehicle fee" of \$35.00 per month must still be paid.

- Only owners and their resident visitors, guests, and/or tenants may park their respective vehicles over night at Maui Vista.
- ALL vehicles parked at Maui Vista must be clean or otherwise "not" being used as a storage container, esthetically presentable, have a current sticker, and be able to put into operable condition in case it needs to be moved in an emergency.
- Owners arranging to place their vehicles in a State-approved "storage mode" will be required to turn in their license plates to authorized officials and must provide State documents to the office authenticating the vehicle's status to be parked at Maui Vista."
- Owners who do "not" rent their unit and are leaving the island are asked to park their vehicle at the NE corner of the property, and leave a set of keys with the office in case the vehicles needs to be moved."
- No boats, campers, catamarans, trailers etc. may be parked at Maui Vista.
- Towing unauthorized vehicles from Maui Vista will be implemented when necessary (after a 24 hour notification has been communicated to the individual signing the parking agreement and/or the condo owner).

Hierarchy of renting a reserved parking space:

1. Owners' first vehicle (top priority, space is reserved for as long as the owner pays for and maintains it).
2. Owners' second vehicle (second priority, space is reserved for as long as the owner pays for and maintains it).
3. Tenants' second vehicle (third priority, space is reserved for as long as the tenant pays for and maintains it)
4. Owners' third vehicle (space is rented month to month, meaning this vehicle can be removed after a 2 week notice) but not before a number 5 priority vehicle
5. Tenants' third vehicle (space is rented month to month meaning this vehicle can be removed after a two week notice)

If the reserved lot is full, and an owner or tenant needs to rent a space for his second vehicle, the most recent rental to a number 5 level rental will need to surrender his space after a two week notification.

If there is no number 5 candidate, move up to number four. Once these number 4 and 5 priority rentals have been cycled out, candidate renters may sign a waiting list for the next available space.

Maui Vista Parking Lot Access

Maui Fire Department requires 20' of roadway to access our property. On occasion, Maui Vista has contractors, plumbers, carpet cleaners and delivery vendors parking in various locations protruding into the parking lot area.

Our parking lot access width measures over the required 20 feet. Large or long vehicles belonging to the various contractors are recognized to be temporary and on property a minimal amount of time. These vehicles will be allowed to park on property between the hours of 8am to 6pm.

Should an owner or guest have a large/long vehicle that will be on property permanently, the office will direct them to park at the East end of the parking lot facing North.