



RIVENDELL UNIT 1 NEIGHBORHOOD ASSOCIATION, INC · OSPREY, FL

OVERNIGHT PARKING NOTICE

March 5, 2021

Dear Neighbors,

During our Annual Members Meeting on February 18th, homeowners raised the issue of unauthorized vehicles parking overnight on our Circle. Overnight automobile parking has been an ongoing issue for several years. As a reminder, in your Application for Purchase at Rivendell, you agreed to abide by the provisions of all Rivendell Community Association Deed Restrictions, Declaration of Protective Covenants, and Standing Rules which include the following statement from the Rivendell Third Amendment:

Section 4.01(i)C: Parking of any motor vehicle on streets and roads within the community is expressly limited to durations not to exceed four (4) hours, and in all events, overnight parking on streets and roads is strictly prohibited.

We all benefit from overnight parking being restricted. Cars parked on the Circle or in the alley:

- can block Police, Rescue and Fire vehicles from getting through,
- can restrict your neighbors' access to their driveways,
- can block access by service vehicles like trash pickup and lawn maintenance,
- can inhibit normal traffic flow, or
- can prevent your neighbors from a safe, clear view of the street when backing out of their driveways.

However, there are several reasons why some residents have parked vehicles on the street overnight:

- Residents may have family or friends whose visits entail staying overnight.
- Residents may have more vehicles than they can park in their driveways or garages.
- Residents may park on the Circle rather than in their driveways for their own convenience.

In an effort to find a workable solution to the ongoing dilemma of cars parked overnight on the Circle or in the alley, the Board suggests that residents consider these solutions:

1. If your overnight street parking need is just short-term, contact one of our Board Members who may sign a temporary Overnight Parking Permit. The permit should only be considered a short-term exception for a specific number of days.

2. The Board is considering a “Parking Bank” concept which would assist matching those needing overnight parking with those who have empty driveways.
 - Residents who are going to be away for extended periods and are willing to share their empty driveways during that period would contact the Board to let them know of the availability.
 - Residents who need extended overnight would contact the Board for contact information on available parking.
 - Those seeking parking would then contact the resident directly and work out the details. Residents who share their driveways in the Parking Bank would benefit from having their houses look lived in while they were gone. If you would like to participate by offering your driveway while you are away, please contact Jim May at jdmay333@gmail.com or (440) 666-2375 while we set up a more permanent solution.
3. If the parking situation will continue for more than a few days, and the vehicle is not used daily, longer-term, off-premises parking should be considered.

The Association’s deed restrictions rely on “cooperative courteousness” – if you're courteous to your neighbors, they will be courteous to you. Together we can maintain the integrity of our wonderful community and demonstrate the pride we all have for “The Cottages”. The Board thanks all homeowners and residents for abiding by this and all the By-laws and Covenants of our Cottages community.

For your convenience, the newly revised MSC Overnight Parking Permit is attached for your use. It will also be available on the Cottages page of the Rivendell Community website: rivendellcommunity.com

Sincerely,

The Cottages Board of Directors