

August 27, 2017

RE: On-Street Parking

Cherry Creek Estates Homeowner:

This letter is intended to correct misinformation being communicated to homeowners and provide background regarding the issue of on-street parking within in the Cherry Creek Estates Subdivision. The Covenants, Conditions, Restrictions and Reservations of Cherry Creek Estates was established and recorded on 08/24/2013 by the developer, Mr. Dale Ross. Section 7.10 states, "Every Home must have a garage which holds at least one full-size car, truck, boat, recreational vehicle or other motor vehicle ("vehicle"). **All vehicles must be stored in garages or in a manner which the Board reasonably determines is not offensive when viewed from the street or from the ground level or adjacent Lots.**" Section 7.13 states, "Unless substantially screened from view from the street or from the ground level of adjacent Lots in a manner reasonably approved by the ACC, no disabled vehicles, recreational vehicles, commercial vehicles, construction or like equipment, or trailers (utility, boat, camping, horse or otherwise) shall be allowed to be parked or stored on any rights-of-ways, setback areas, driveway or street. If parked on rear or side yards, vehicles must be adequately screened with at least a six-foot solid fence and otherwise in compliance with the regulations or the ACC. **The Board shall have full authority to determine if any vehicle is obnoxious or undesirable to other Lot Owners and take appropriate steps to correct such a violation of this covenant.**

The Board's position is that homeowners be encouraged to park in garages and driveways and on-street parking be restricted to short-term guests who may park for up to 72 hours. In addition, RV's and boats may park in the street for up to 24 hours for loading and unloading purposes. This position is consistent with the City of Kennewick's ordinance for on-street parking.

Prior to taking a stance on this issue, the Board considered the following:

- 1) on-street parking impedes emergency vehicle access which slows response time
- 2) on-street parking limits access for snow plows and street-cleaning equipment
- 3) on-street parking poses a safety risk for children
- 4) on-street parking has proven to increase crime within neighborhoods

Following is the process for issuing a fine:

- 1) A Soft Notice is sent to the homeowner stating the CC&R violated with a request the homeowner comply within 10 days.
- 2) If the homeowner continues with the violation after 10 days, or any time within 90 days, a 2nd Notice is sent to the homeowner stating the CC&R being violated and giving an additional 5 days to establish compliance. This notice also states the date fines will begin and amount should the violation continue.
- 3) If the violation continues a 3rd Notice is sent to the homeowner alerting the homeowner that fines are being assessed. Fines are considered a last resort and imposed ONLY when all verbal and written communication has failed to gain compliance.

Throughout the fine process, homeowners are encouraged to communicate with Ben Murphy any special/unique circumstances which prohibit or impact their ability to conform with the CC&R. The Board will take into consideration all reasonable requests prior to fines being levied.

It is not the intent of the Board to be heavy-handed, but to work with homeowners to address individual needs while protecting property values and providing safety for all residents. The parking issue was discussed in depth at the General Meeting held June 22, 2017 and there was no opposition to the Board's position voiced. The Board encourages any homeowner with questions or concerns to contact Ben Murphy, Property Manager for Cherry Creek Estates at SVN Retter & Co. or Jeff Moore, HOA President at 4344 So. Anderson Place. Copies of the CC&R's, Homeowner Association Rules, Board Meeting Minutes, Budget, and Fine Schedule can be found on-line at svnretterandcompany.com/condominiums-hoas.

Sincerely,

Jeff Moore, President

Cherry Creek Estates HOA