

GUIDELINES FOR THE BELLA OUTDOOR PARKING LOT

This policy may be revised or amended by the Bella HOA Board of Directors at their discretion. This policy was approved at the August 28, 2018 Board Meeting.

Property:

The property is bounded by Connecticut Avenue on the South, Oriental Avenue on the East, Congress Street on the North and the south side of the Bella structure on the West.

Parking Spaces:

The property consists of 91 parking spaces.

Handicapped spaces:

Included in the 91 spaces are four (4) handicapped spaces which will be unassigned and may be used on a first come, first served basis by vehicles with proper handicapped identification.

Individuals with a state issued handicapped license plate or a handicapped hangtag will be given first choice of available unassigned parking spaces that are signed for 'handicapped' parking.

Guest Parking:

A minimum of sixteen (16) spaces will be designated for use by Bella guests, visitors, vendors or contractors. These spaces are at the Oriental Street side of the parking lot.

Cost:

Parking leases are for twelve (12) month terms at \$55 per month, renewable annually for additional one-year terms.

Parking Limitations:

Residents may lease one space per unit. A second parking space will be made available for rent only after the minimum reserved number of spaces required for guests and employees has been met.

Guests/visitors/vendors/contractors:

Guest, visitors, vendors and contractors upon arrival at Bella must first go to the front desk staff and register their vehicle. They will be required to provide the following information: vehicle owner's name, unit number of destination, unit owner's name, contact information, vehicle license plate numbers/letters, make and color of vehicle, time of registration and length of stay intended.

After completing the parking form with all requested information, a \$20 deposit will be required. The person will then receive a numbered "hang tag/placard" to hang from their rear-view mirror or visible place on the dashboard and an "access card" for accessing the parking lot. The deposit will be returned when the "hang tag/placard" and "access card" are returned to the front desk.

If a resident claims that they forgot either their “hang tag/placard” or their “access card”, they will be issued a temporary “hang tag/placard” and “access card” upon paying a \$25 deposit, reimbursable when the “hang tag/placard” and “access card” have been returned to the front desk.

Lost Cards:

“Hang tags/placards” and “access cards” will be replaced at a cost of \$25 each.

Payments:

All payments for parking space rentals must be made directly by the Unit Owner to New Vistas Corporation (the property management company). Owners will make payments by check payable to: Bella Condominium Association and sent to: New Vistas Corporation, 450 Tilton Road, PO Box 229, Northfield, NJ 08225. The Property Manager's office at Bella will no longer accept payments from owners or renters.

Any payment that is overdue by more than thirty (30) days will receive a late fee of \$25 and the “access card” to the parking lot will be deactivated until the account is paid up to date. A violator will receive the courtesy of an email notice (and /or a phone call) prior to deactivating their “access card”.

ANY VEHICLE PARKED IN THE PARKING LOT WITHOUT A VISABLE “HANG TAG/PLACARD” WILL BE TOWED AT THE OWNERS EXPENSE!

PARKING SPACE ASSIGNMENTS FOR THE BELLA OUTDOOR PARKING LOT:

There are several individuals who park in the outdoor lot who have asked about the possibility of assigned spaces. The HOA acknowledges that there are benefits to this, however we want to leave that decision up to those who park in the outdoor lot. As a result, once we have our records updated and all paperwork and billing corrected, we plan to initiate a vote to be taken of the users of the outdoor parking lot to determine if they favor (or not) assigned parking spaces. If the vote results in a majority that are for assigned spaces, then a lottery will be held to determine parking space assignments. If the majority vote is no, then parking will continue on a first come, first served basis. We expect that this vote will be taken some time before year end.