

Lolo Creek Trails HOA

2014 Parking Covenant Survey Results – 68 Responses received

- A. 0 Parking Covenant, what parking Covenant?
B. 3 I am aware of the Parking Covenant, I'm not clear about what it means.
C. 31 I am aware of the Parking Covenant, I understand that it means parking on the street should be infrequent. I **WOULD** like to see it changed.

COMMENTS INCLUDED WITH RESPONSES MARKED 'C':

- 'infrequent' (has been circled on the form) – AND that this covenant can be interpreted in several ways!!!
- Maybe we should look into making a designated parking area for longer term guests?
- Who will enforce the covenant: Present covenant is not enforceable unless someone is walking streets at set times every day taking pictures which have date & time stamped on photo. Use common sense – covenant should be for “junk” vehicles, vehicles parked and not moved for extended periods of time, vehicles which block access and/or block vision at street corners.
- We feel that the parking covenant is a good thing, but needs to be more specific/clarified. The reason we have parking rules are to ensure safety. We (homeowners) also don't want to live in a junkyard. That's why we've afforded higher end homes and a nice subdivision. None of us like the unsightly view of a junk vehicle. If you have a car that is a project and/or doesn't run, it needs to be **in your garage period**, so it is only “your eye sore” and not everyone else's.
As for day to day parking, people should not be parking in the street, because if the neighbor across the street backs out of their driveway and hits your car, it becomes their liability. Yes we all should be aware of what's behind us when backing up, but why create a known hazard and a potential for a neighbor dispute. Not to mention cars in the roadway block the line of sight of children or pedestrians creating a potential for a tragedy.
People should always avoid parking in the street as much as possible, so emergency vehicles can get through if needed. This is obviously a huge issue in numerous locations around Missoula and Lolo, so best practice should always be to park in your driveway.
There should be an allowance however. We all entertain or have houseguests. The street is the place for visitors to park on short visits (typically visitors are only parked in the street a couple hours). If it is someone visiting for few weeks, the homeowner needs to plan for additional parking.
- Many covenants are contentious. A small group, not representative of all the members, continue to meddle in other people's business. Nothing wrong with serviceable vehicles in a maintained condition to be parked in front of people's homes. Update the web site make links functional All meetings should be open to all members in its entirety
- Change the wording to make it clearer to everyone.

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2014 Parking Covenant Survey Results – 68 responses received cont'd.

D. 30 I am aware of the Parking Covenant, I understand that it means parking on the street is strictly limited to no more than 14 times in any six month period and is mostly to accommodate visitors. I **WOULD NOT** like to see it changed.

COMMENTS INCLUDED WITH RESPONSES MARKED 'D':

- **WOULD NOT** triple underlined and 'Thank You!' added
- I bought in this neighborhood because of covenants, especially those regarding street parking and the parking of campers, boats, etc. Like every other homeowner, I signed a document accepting the Responsibility of adhering to covenants. I appreciate them being enforced consistently and homeowners should not disregard them simply because of inconvenience. It detracts from the safety and attractiveness of the neighborhood and is simply wrong!
- ...with reasonable exceptions
- ** The CCRs are one of the reasons we chose to live here. Those who cannot or will not comply with them should have chosen another neighborhood. And, they should be strictly enforced.
- I **WOULD NOT** (is circled) For me, street parking is a safety issue. Lolo Creek Trails has many children and people out walking and it is difficult for drivers to see them when the streets are blocked with cars. Garages and driveways should provide adequate parking. We agree to follow covenants(sp) when we buy in this neighborhood and should follow them without complaint.
- We purchased our home here because there are covenants. Street parking being an important part of the rules. I feel it should be more strictly enforced, trailers should not be allowed to sit on the street with the slide outs extended and power cords running across the sidewalk to them, this is a terrible safety concern
- This is crazy how many trucks are lined up in front of my property & frankly I am sick of it. They block my mail box, etc.!! It's a cluster on both sides.

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Not clearly marked or included in the noted totals:

- 1 survey checked both B. and C. and also circled C
- 1 survey checked C and under D circled “strictly limited to” with the added comment:

I think C is better than D. The D. language seems a bit rigid, maybe should be a policy with flexibility versus a rule without flexibility.

- 1 survey marked both C and D with a comment following C: (To make it legally binding)
- 1 survey marked ‘E’ with this comment: I’m aware and understand the covenant. I believe it is being (or is soon to be) enforced incorrectly and am dismayed our HOA has spent legal fees to define a day as one minute. This is obnoxious, asinine, and lacks common sense. This is not a gated retirement community. I believe the covenant should be changed and logic and common sense should prevail.