

Carleton Condominium Corporation No. 542
Sandcliffe, Winterburn and Grandcourt

TO: All Owners

FROM: Condominium Management Group
CCC542 Board of Directors

DATE: March 27, 2024

RE: Visitor Parking - REMINDER

With the holiday weekend approaching and a noted increase in residents using the visitor parking spaces, we are sending this reminder.

The Corporation defines a resident as follows:

A person is considered a resident of a unit if that person has been an overnight occupant of a unit on a full-time basis, or on a part-time basis in excess of three nights per week on a recurring basis, over a period of one month.

Every unit has two parking spaces for owner/resident vehicles: the garage and the driveway. It is the responsibility of the owner/resident to ensure that both are available for parking if there is more than one vehicle.

The Corporation has 10 visitor parking spots for the 60 units. Owners and residents cannot park in these spots at any time or for any reason. These spots have been designated as short-term parking for visitors. For any abusers to the rules, the process is as follows:

- 1) A warning ticket is issued.
- 2) City of Ottawa By-Law issues a ticket.
- 3) The vehicle is towed at the owner's expense.
- 4) Recent warnings to unit owners have raised the possibility of legal action and costs rather than ticketing.

As we have noted previously, should issues continue, the Corporation may need to hire a parking control service to monitor visitor parking. The cost of the service would be built into the condominium fees.

Non-resident owners are responsible for ensuring their tenants are aware of this parking policy.

Should you have any concerns, please leave a message for Christine Rausch, Property Manager at 613-237-9519 ext. 109.

We thank you for your cooperation and understanding.