

## **Update of Parking Decals** *at The Landings*

Dear Homeowner,

Parking is a valuable amenity in our community and it's important to us that it is well regulated. The rules are designed to maximize the shared use of this limited resource by all residents and their guests. Parking rules for residents are not changing, only the process for issuing parking stickers is new. Using the Parking Boss application will allow for real-time updates to parking registration, enabling the parking monitor to identify authorized vehicles at all times. Future updates may include registration of guests' vehicles.

### **RESIDENT PARKING:**

**All residents must have a registered Smart Decal properly displayed on their vehicle(s).** Each home may register up to two vehicles that may park in the courts (excluding marked Guest spaces) and up to two additional vehicles that must park on Young's Farm Road.

#### **Resident vehicle registration will require:**

- Name, Phone (mobile preferred) and/or Email, License Plate #, and vehicle registration.
- If the vehicle registration does not match the Landings residential address, please upload a document with an explanation regarding why the registration does not match the Landings address. Please see the Parking Rules at [www.bodlandings.com](http://www.bodlandings.com) for examples.
- After registering your vehicle(s) a Smart Decal will be issued and must be affixed to the assigned vehicle as indicated on the instructions included with the decal. Decals are non-transferrable.
- Parking stickers must be affixed to the vehicle and are not transferrable. The parking monitoring will be done by scanning the license plate. If the vehicle tag is not in the system, the vehicle will be tagged. After three violations, the vehicle will be towed.
- A resident's vehicle with a handicapped placard must be tagged with a blue sticker.

### **HOW TO REGISTER:**

- See the attachment that provides instructions on how to register your vehicle online.

### **NON-RESIDENT HOMEOWNERS**

- It is your responsibility to ensure your tenants' cars are properly registered. Please provide the attached information to your tenants so they may register their cars. Each residence is assigned a private passcode to register the cars.
- Your tenants will receive an information letter about updating the parking permits but will not receive the private passcode assigned to the residence.

## **GUEST PARKING:**

Guest parking spots are clearly marked and reserved for guests only on a first-come first-serve basis.

### **The benefits of our new parking system:**

- Fairness
- Accountability
- Confidence
- Better Security

## **EFFECTIVE DATE: May 1, 2024**

Failure to follow parking rules may result in towing or booting at vehicle owner's expense. Property owner(s) or management are not responsible for loss of, or damage to, vehicle or contents.

**Questions?** Please contact Bay West Management at (410) 897-0207 or [parking@bodlandings.com](mailto:parking@bodlandings.com) We appreciate your participation in creating better parking for our community.

Thank you,  
Bay West Management  
On Behalf of The Landings Board of Directors