

Creswell Court Parking Guidelines

POLICY STATEMENT

The body corporate is responsible for ensuring the fair and proper use of sections and common property, while minimizing inconvenience to other residents.

Parking at Creswell Court is limited and requires careful management. The body corporate is committed to taking a proactive (instead of reactive) approach to the management of parking at Creswell Court.

Given the history of repeated non-compliance by certain residents, which has led to ongoing issues and complaints, the body corporate has no alternative but to enforce parking rules consistently and uniformly for all residents.

The body corporate is committed to finding the fairest approach for all residents, and to reduce the number of reoccurring parking related issues.

These guidelines have been developed after many years, dealing with the same reoccurring issues.

APPLICABLE CONDUCT RULES

Please see the following Creswell Court Conduct Rules:

- 5. Vehicles and parking
- 21. Imposition of penalties
- 25. Exclusive use areas
- 27. Use of sections
- 28. Anti-social behaviour and noise nuisance

Please ensure compliance to these guidelines to avoid any unnecessary penalties as described in the Conduct Rules “21. Imposition of penalties”

For any queries, clarifications, or suggestions please contact the Managing Agent (Stonewood) or the Body Corporate.

Find the latest version of this document at <https://creswell.co.za>

Or request it from the Managing Agent or Body Corporate.

CORRECT USE OF SECTIONS

- **Garages are primarily not to be used as storerooms**
 - This is the incorrect use of the section
- **Vehicles are not to be parked in front of garages (without a valid lease)**
 - This is common property
- Incorrect use of sections can result in penalties, starting at R1000, for each offense in accordance with Conduct Rule 21. Imposition of penalties

RESIDENTS WITH 2 VEHICLES

- Residents with 2 vehicles can request for a lease to be taken out with the body corporate for the common property space in front of their garage, to park their second approved vehicle
- The lease for the common property space will be for R500 per month
- This comes with various conditions, at the discretion of the body corporate
 - The garage must be used for a primary vehicle (not vehicle storage)
 - The vehicles must be appropriately sized
 - The vehicles must not cause inconvenience to other surrounding residents
 - Any change to a resident or vehicle, can void the lease

INGRESS PARKING BAYS

- These parking bays are trickier as a vehicle needs to park in their parking spot, while simultaneously not blocking access into the building.
- Additionally, we want to minimize potential damage to the vehicle as residents do need to be able to get past these vehicles.
- To achieve this:
 - Only smaller appropriately sized vehicles can be parked in these parking bays
 - Vehicles need to be parked carefully: ideally forward facing, with the bonnet inside of the ingress bay, as the front of the vehicle blocks less of the ingress walkway
 - If someone parks their car in this parking bay while not being at Creswell Court for an extended duration (e.g. on vacation), they need to leave the car keys with a Trustee in case the vehicle needs to be moved.
- If the parking causes too many issues, the vehicle will be forced to park completely within the ingress bay as that is their exclusive use parking bay.
 - The body corporate is trying to make things easier for all residents involved and running of the scheme, by allowing these vehicles to park on common property

FENCE PARKING BAYS

- **Ensure your vehicles are parked within the boundaries of the parking lines**
(Mirrors, towbars, etc included)
- If need be, to make more space, park your vehicle facing towards High Level Rd, so the vehicle can be closer to the fence.
- If need be, fold your mirrors in if they are hanging over the parking lines.

RENTING OUT PARKING BAYS

- Renting out or use of parking bays or garages to or from residents, needs to be approved by the body corporate to ensure it is done in line with the conduct rules.
- Failure of which, and any penalties incurred by the use of the parking bay, will be the responsibility of the owner of the bay.

LETTING AGENTS AND PARKING AWARENESS

- Letting agents often fail to disclose the parking challenges and policies at Creswell Court which contributes to increased difficulties in managing parking effectively.
- It is essential that all agents and owners clearly communicate these issues to prospective tenants to avoid confusion and ensure compliance with the rules, before the prospective tenant signs a lease.

LOUD VEHICLES

- These rules exist to ensure fairness, respect, and peaceful enjoyment for all residents and neighbouring buildings.
- If your vehicle produces excessive noise, please avoid using it during times when it may disturb others.
 - Use the vehicle only during daylight hours, or arrange to park it off-site.
- If the body corporate receives noise-related complaints from other residents, the owner may be required to park the vehicle off-site.
- Keep music volume at an acceptable level when on the Creswell Court property
 - If need be, turn your music off while on Creswell Court property

CONCESSIONS

- The body corporate may, at its discretion, grant a concession in specific circumstances.
- Any concession is conditional and may be withdrawn at any time if it results in complaints, negative consequences, or reasonable objections from other residents.

VEHICLE REGISTER

- To help manage the Creswell Court parking, incorporating all the clauses in this document and the conduct rules, the Body Corporate will manage a vehicle register of vehicles parked on Creswell Court property.
 - This will be managed on the Creswell Court online platform at:
<https://creswell.co.za>
- This will help us greatly with:
 - Being proactive with resolving many of issues when incidents arise
 - Ensuring vehicles can adequately fit in their demarcated parking bays
 - Minimizing the misuse of parking, complaints and inconvenience of residents
 - Managing parking leases
- The body corporate will require the following information for vehicles parking at Creswell Court:
 - Apartment Number
 - Vehicle registration number, make, model and colour
 - Vehicles parking location
 - Drivers contact number
- The body corporate reserves the right to the final decision, related to the parking at Creswell Court, in line with the Conduct Rules and Guidelines and STMS Act.
- The vehicle, vehicle register application and approval will be linked to the resident's access of the Creswell Court driveway

PENALTIES

- To be clear, the body corporate is trying to minimize penalties that need to be raised
- These guidelines are actually to proactively reduce the number parking incidents occurring, and inconvenience to other residents, and the running of the scheme.
- Please note that you are responsible for the actions of your guests and contractors while they are on the Creswell Court property. The same conduct rules and guidelines apply to them - if they do not follow these guidelines, you are still responsible.
- To avoid fines, please ensure the following:
 - Park your vehicle only in its demarcated parking bay or garage
 - Do not block another resident's garage or parking bay
 - Do not park on common property, without a valid lease
 - Do not block any parking gates.
 - Ensure your vehicle is parked WITHIN the marked parking lines
 - Ensure your vehicle does not impede others or the thoroughfare/ingress bays
 - Coordinate with other residents, PRIOR to using/blocking their parking spots

CHANGES TO PARKING ARRANGEMENTS

- Any change by a resident to the use of parking within Creswell Court, whether on Common Property or within an Exclusive Use area, that may impact other residents, the Body Corporate, or give rise to complaints may:
 - Void any prior approval or agreement granted by the Body Corporate;
 - Result in penalties being applied to the resident according to the Conduct Rules;
 - Require the resident, to reinstate the parking arrangement to its previous approved state;
 - Require the resident, to remove the vehicle from the property if a mutually acceptable arrangement cannot be reached.
- Where a resident changes their vehicle, the resident must submit updated vehicle details to the Vehicle Register for review and approval by the Body Corporate prior to parking the vehicle on the property.

PROACTIVE

- As mentioned, we want parking to rather be handled proactively rather than reactively.
 - This might take slightly more effort upfront, but then nobody is inconvenienced and there should be no unnecessary incidents.
- Plan ahead!
- Ensure contractors and guests are aware of these guidelines!
- Coordinate directly with residents whose parking will be impacted – the Creswell Court community is always willing to help where they can.
- If you are still unsure or need additional assistance (e.g. coordinating a move, truck or large delivery), or in case of an emergency, please speak to a Trustee.
- No more, parking anywhere with an accompanying post on the group
 - Communicate directly with the resident whose parking you want to use
- No more, random cars appearing blocking residents and the drivers cannot be found
- It is your responsibility to ensure that your vehicle can fit in its allocated parking space or garage
- If your vehicle cannot fit in its allocated space or impedes anyone else – you need to make another plan
- Check your vehicle after you have parked and readjust accordingly if needed.
- Ensure your vehicle is within the parking lines and not obstructing anyone else or the driveway
- Check your parking situation before taking occupancy
- You might not intentionally want to cause issues, but it often ends up that way

WHEEL CLAMPING

- Despite the Body Corporate's ongoing efforts to manage parking at Creswell Court in a fair and equitable manner for all residents, repeated abuse of parking areas continues to occur and has an adverse impact on other residents.
- As a result, the **Body Corporate will implement wheel clamping for vehicles found to be in contravention of the Parking Guidelines and impacting other residents.**
 - **An unclamping fee will apply, starting at R500**, and will escalate in the event of repeated infringements by the same resident.
 - To avoid the unclamping fee, the responsible resident may elect to wait until the Body Corporate removes the wheel clamp at its discretion.
 - Residents are responsible for ensuring that any contractors, visitors, or service providers they invite onto Creswell Court property comply with all parking rules. Any infringements by such parties will be deemed the responsibility of the resident concerned.
- The Body Corporate considers wheel clamping a measure of last resort. However, it has been necessitated by ongoing non-compliance by certain residents, despite prior communication, warnings, and enforcement efforts.
 - Unfortunately, many residents do not respect others in the scheme
 - From years of experience, many residents only start complying with the rules and guidelines when they become inconvenienced themselves.

AVOIDING ANY ADDITIONAL COSTS AND PENALTIES

- Reiterating, that there are multiple methods at avoiding any additional parking costs, penalties or fees.
 - Park your appropriately sized vehicle inside your garage as intended
 - Park your appropriately sized vehicle inside your exclusive use parking bay
 - Park offsite
 - Do not inconvenience other residents
 - If applicable, double check your vehicle after you have parked
 - Follow the conduct rules
 - Follow these guidelines
 - Be proactive