

Parking Facilities:

Each quadrant within the properties is designated under a single lease agreement. This structure ensures that there will be a maximum of four lease holders per property at any given time. The leaseholder could vary from a family—typically consisting of two adults and three children—to a corporate lease arrangement. In the case of a company lease, the company holds the lease and may place up to six approved applicants per room, reflecting the needs of their employees.

Additionally, car parking arrangements are carefully managed. Each lease grants access to three parking bays within its designated quadrant. This allocation takes into account the anticipated number of cars, with a cap of three cars permitted per quadrant, ensuring adequate parking while maintaining accessibility for all tenants.

- The existing parking arrangement at the property includes a central carport that accommodates two cars, along with an additional two bays on both the left and right sides.
- This setup allows for a total of six cars to park neatly along each side of the properties. break down below
- 17 Calophylla Way,, High Wycombe - **Maximum 3 Cars.**
- 19 Calophylla Way, High Wycombe - **Maximum 3 x Cars.**
- 12 Hybanthus Way, High Wycombe - **Maximum 3 x Cars.**
- 14 Hybanthus Way, High Wycombe - **Maximum 3 x Cars.**
- As the property manager, we will ensure that the parking bays are used strictly according to our guidelines, maintaining uniformity and avoiding any visual disarray for the residents.
- Strict enforcement measures will be implemented, and any breach of parking rules will be addressed promptly. Parking outside the designated bays is not permitted under any circumstances.

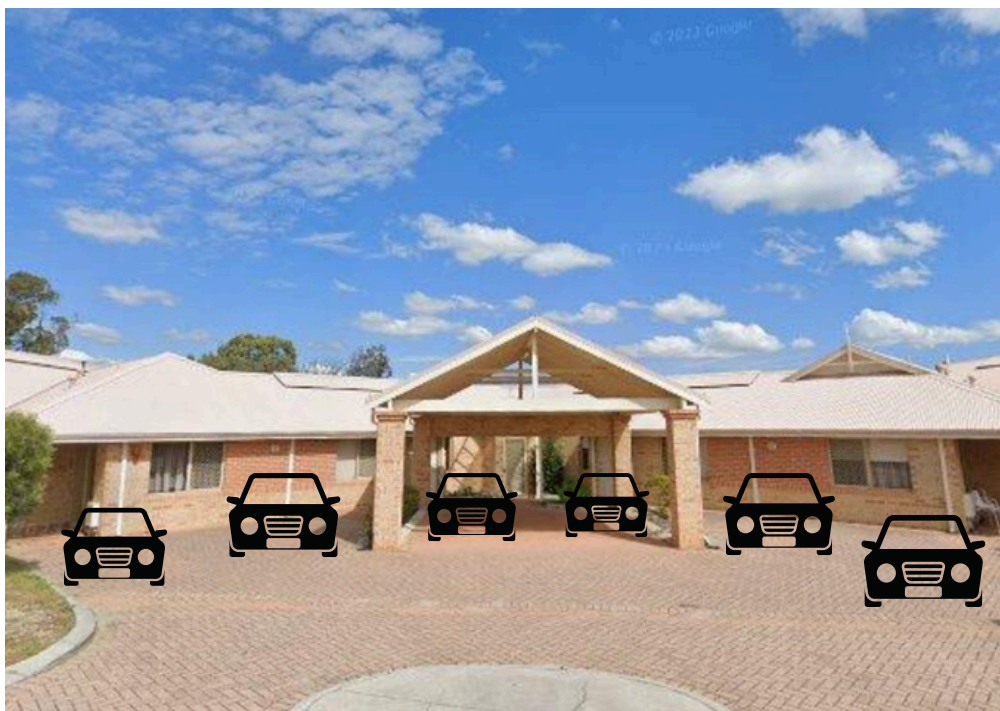




Parking Facilities: Monitoring and Compliance:

- **Clear Parking Policies:** we will establish and communicate clear parking rules that specify the number of vehicles each tenant is allowed to park on the property. Ensure these rules are included in the lease agreements so that tenants are aware of the limitations from the start.
- **Assigned Parking Spaces:** Allocate specific parking spaces to each tenant. This makes it easier to monitor and manage the use of parking areas, and tenants are less likely to exceed the allotted space when boundaries are clearly defined.

Regular Monitoring and Inspections: Conduct regular inspections of the parking area to check for unauthorized vehicles. This regular presence not only helps in immediate enforcement but also deters tenants from breaking the parking rules. (Our routine inspections are conducted every four months.)



Enforce a strict policy regarding parking violations. This policy will outline the steps taken when violations occur, including warnings, breach and termination of lease agreements.

Dispute Resolution: Set up a fair and transparent process for resolving parking disputes among residents. This could involve mediation by property management or a designated resident committee.



Parking Policy

The properties at 17 and 19 Calophylla Way, and 12 and 14 Hybanthus Way, High Wycombe, WA 6057, feature a structured parking setup to ensure efficient use of space and maintain aesthetic order. Each property includes a central carport accommodating two cars, with an additional two bays on both the left and right sides of the properties.

Parking Allocation:

17 and 19 Calophylla Way: Allocated parking for three cars on the left side and three cars on the right side, totaling six parking bays.

12 and 14 Hybanthus Way: Allocated parking for three cars on the left side and three cars on the right side, totaling six parking bays.

Guidelines for Use:

Vehicles must be parked in the designated bays only. Parking outside the designated areas is strictly prohibited to avoid congestion and ensure that emergency routes remain accessible.

Uniformity: All vehicles must be parked fully within the marked bays. This is crucial for maintaining uniformity and avoiding visual disarray for the residents.

Vehicle Size: Parking bays are designed to accommodate standard-sized passenger vehicles. Owners of oversized vehicles, including RVs and trucks, are required to seek alternative parking arrangements.

Visitor Parking: Parking Regulations:

Visitors are permitted to park in the parking bay allocated to the specific unit they are visiting. This ensures that each tenant manages their allocated space responsibly and that visitors do not occupy parking bays designated for other tenants.

Enforcement and Compliance:

The parking area will be regularly monitored to ensure compliance with the parking guidelines.

Penalties for Non-Compliance: Any vehicles found parked outside of designated bays or violating the terms of the parking policy will be subject to penalties, which may include fines and/or towing at the owner's expense.

Reporting Violations: Residents are encouraged to report any observed parking violations to the property management team for prompt action.

Purpose:

This policy is established to ensure that parking is fair, orderly, and does not detract from the residential experience of all tenants. Adherence to these guidelines is essential for the functionality and aesthetics of our community spaces.