

Scarborough House Covered Parking Rules and Rental Application Adopted January, 2007

1. Any resident may wait for and rent covered parking once he or she registers Scarborough House as his or her permanent residence.
 2. Multiple members of a single household can wait for and rent covered parking.
 3. Owners on the waiting list have priority for stalls over tenants even if the tenant has been on the waiting list longer; however, if a tenant later becomes an owner with no gap in residency, the original sign-up date on the waiting list will be used to determine seniority.
 4. Non-residents or residents having a permanent address other than Scarborough House are prohibited from renting covered parking.
 5. No resident may sublet a stall for a fee for any reason whatsoever; gifts of free parking time to neighbors during vacations or time away is acceptable and encouraged.
 6. Resident landlords who rent covered parking may not allow tenants to use their stalls.
 7. A resident at the top of a waiting list may pass up the opportunity to rent covered parking but still retain his or her place on the list until a suitable stall or garage becomes available.
 8. A resident currently renting a stall whose assessments fall into arrears by more than 60 days will lose covered parking rental privileges.
 9. A resident on the waiting list whose assessments fall into arrears by more than 60 days will be removed from the waiting list.
 10. A resident's waiting list seniority or rental status is unaffected by a change in residential status (owner-to-tenant or tenant-to-owner) provided that his or her permanent address remains at Scarborough House without interruption.
 11. Immediately and without notice, the Board can use or prohibit the use of covered parking for special purposes and will pro-rate fees accordingly.
 12. If desired, residents designated by the DMV as handicapped drivers may rent covered parking immediately without spending time on the waiting list.
 13. A resident can be involuntarily displaced without cause from a rented stall for an extraordinary purpose. The process for executing involuntary displacement is as follows:
 - a. The Board will ask for a volunteer give up his or her stall.
 - b. If no volunteer comes forward, lots will be drawn to determine the displaced renter from among his or her peers.*
 - c. The displaced renter may then make a special pleading to the Board to override his or her displacement. If the Board overrides the displacement, lots will be drawn again.
 - d. If necessary, the stall deemed "most appropriate" will be given over to the extraordinary purpose.
 - e. If necessary, the resident occupying the "most appropriate" stall will be moved to the displaced resident's stall.
 - f. The displaced resident's name will be placed at the top of the waiting list for the type of covered parking of his or her choice (for example, a displaced garage renter desiring placement at the top of the carport waiting list).
 14. Renters must give a month's notice before vacating a carport stall or garage.
- * Drawing lots removes geography as the determining factor and spreads the risk of displacement out equally among renters; the term "peers" refers to those of the same rental class, that is, all carport renters or all garage renters.